HISTORIC AND DESIGN REVIEW COMMISSION

October 04, 2023

HDRC CASE NO:	**2023-321**
ADDRESS:	327 E KINGS HWY
LEGAL DESCRIPTION:	NCB 6327 BLK 2 LOT 50
ZONING:	R-5, H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	Oscar Flores/Oscar Flores Design Studio
OWNER:	Patrick Moloney/MALONEY JOHN PATRICK JR
TYPE OF WORK:	New construction of a 2-story single-family structure and a 1-story rear accessory structure
APPLICATION RECEIVED:	September 15, 2023
60-DAY REVIEW:	November 14, 2023
CASE MANAGER:	Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct one 2-story, single-family structure and one 1-story detached garage at 327 E Kings Hwy.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4,Guidelines for New Construction

1. Building and Entrance Orientation
A. FAÇADE ORIENTATION
i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.
B. ENTRANCES
i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form
A. SCALE AND MASS
i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.
B. ROOF FORM
i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.
C. RELATIONSHIP OF SOLIDS TO VOIDS
i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall

be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.
D. LOT COVERAGE
i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures
A. NEW MATERIALS
i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
iii. *Roof material*s—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.
B. REUSE OF HISTORIC MATERIALS
Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details
A. GENERAL
i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings
A. DESIGN AND CHARACTER
i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.
B. SETBACKS AND ORIENTATION
i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.
B. SCREENING
i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency
A. BUILDING DESIGN
i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

8. Medium-Density and Multifamily
A. SITE SELECTION & DEVELOPMENT
i. *Location & Context* – The size, depth, and accessibility of lots varies from district to district, and block to block. Regardless of allowable density by zoning, the existing development pattern will inform what building forms and sizes are achievable under the Historic Design Guidelines. Consider lots that historically featured higher density or commercial uses as opportunities for multifamily infill, or lots that allow for the addition of larger building forms or groupings away from the public realm.

ii. *Building Separation & Groupings* – Incorporate multiple dwelling units into historically-common building sizes and forms within the established context area. For example, in context areas having larger buildings, four units may be appropriately combined into a single, two-story building form. In context areas with smaller buildings, a more appropriate response would be to separate the units into smaller, individual building forms.
iii. *Preservation of Open Space* – As multiple buildings are proposed for a site, they should be separated and scaled in a manner that preserves open space consistent with the established context area. For example, if the context area predominately consists of a primary structure separated from a rear accessory structure by a common distance, then the proposed development should follow a similar pattern. Preserved open space may be used for common areas, amenity space, or uncovered parking.

B. FACADE ORIENTATION & ENTRANCES

i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median front setback of buildings within the established context area where a variety of setbacks exist.
ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage. Street-facing facades that are void of fenestration or a street-facing entrance are strongly discouraged.

C. SCALE, MASSING, AND FORM

i. *Building footprint* - new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Using the established context area as reference, limit the total building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. Similarly, individual building footprints should not exceed the average building footprint of primary structures in the established context area by more than 50%.
ii. *Impervious Cover* – In addition to building footprints, other areas of impervious lot coverage (such as parking pads or driveways) should be minimized. Developments with building footprints that meet or exceed 50% of the total lot area should utilize pervious and semi-pervious paving materials and stormwater retention strategies wherever possible.
iii. *Building Height*—Design new construction so that its height and overall scale are consistent with historic buildings in the established context area. In residential districts, the overall height of new construction should not exceed the height of adjacent or nearby historic buildings by more than 50% when measured from similar elevation points such as the ground plane and the highest ridge line of the roof regardless of roof pitch or form. Buildings that exceed the height of immediately adjacent historic buildings by any amount should utilize the following strategies:

(a). *Half Stories* - Incorporating additional height into half stories or fully within traditional sloped roof forms is strongly encouraged.
(b). *Transitions* - Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition to the neighboring properties.
(c). *Roof Form* – Utilize roof forms that reduce visual prominent when viewed from the street such as hip, side gable, or hip-on-gable (jerkinhead).

iv. *Traditional Forms and Spatial Relationships* – In residential districts, there is often an established pattern of a larger, primary structure facing the street with smaller, accessory structures located at the rear of the property. Design and site new buildings to be consistent with this development pattern where evident within the established context area.
v. *Foundation and Floor Heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on historic buildings within the established context area.

D. ARCHITECTURAL FORMS

i. *Primary Roof Forms* - Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those found in the established context area. Flat or shed roofs are not typical of primary structures in San Antonio's residential historic districts and should be avoided.
ii. *Porches* – Utilize traditional front porch depths and forms to establish a pedestrian scale along the street frontage. Porch designs should be similar in dimension and form as those found on historic buildings within the established context area.
iii. *Bays* – Separate building massing into distinguishable architectural bays consistent with historic buildings within the established context area. This is best accomplished through a change in wall plane or materials, or by aligning appropriately-scaled fenestrations.

E. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as found within the established context area. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Window Specifications* – All windows used in new construction should adhere to adopted guidelines and policy for windows in terms of type, materials, proportions, profile, and installation details. A summary is provided on this page for reference.
F. PARKING AND ACCESS
i. *Location* – Site parking areas centrally within a development or to one side of the proposed structures. Limiting on-site parking to the traditional front yard space is strongly discouraged.
ii. *Parking Surfaces & Design* – Pervious or semipervious surfaces are strongly encouraged. Incorporate parking opportunities into a comprehensive landscaping and hardscaping plan that is consistent with the Historic Design Guidelines.
iii. *Garages* - Attached garages, especially front-loading garages, are strongly discouraged. Detached garages designed to be consistent with this chapter may be considered where lot coverage allows. Uncovered surface parking is encouraged when the recommended building-to-lot ratio has been exceeded.
iv. *Driveways and Curb Cuts* – A single, 10-foot driveway at one street frontage is recommended. Projects should first attempt to utilize historic curb cuts where extant. Additional entry points may be considered where there is alley access. The addition of driveways should not confuse or alter the historic development pattern. Do not introduce wide, shared driveways that appear visually similar to a street.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

General findings:

a. The property located at 327 E Kings Hwy is currently a vacant lot located within the Monte Vista Historic District. The property is located on the north side of E Kings Hwy between McCullough Ave to the east and Shook Ave to the west. This portion of E Kings Hwy is predominately defined by 1- and 2-story single family and multifamily residences in various architectural styles ranging from Craftsman to Spanish Eclectic to Tudor Revival. The property is located across the street from San Antonio Academy and Lang Field.
b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be

approved through a Certificate of Appropriateness or final approval. The request was previously reviewed by the HDRC for conceptual approval on April 19, 2023, and the request was referred to the Design Review Committee. The applicant returned to the HDRC and received conceptual approval on August 16, 2023, with the following stipulations:

i. That the applicant provides a diagram showing the height of the proposed structure in relation to the neighboring 2-story structure, including proposed foundation and floor heights based on findings f and g. ***This stipulation has NOT been met. The submitted drawings do not feature the proposed foundation height.***
ii. Staff finds that the applicant should simplify the proposed material palette and incorporate materials that are in keeping with the historic character of the block based on finding j. ***This stipulation has been met.***
iii. That the applicant submits final product details for the windows and doors to staff prior to returning to the HDRC based on finding k. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25" for one-over-one windows. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Faux divided lites are not permitted. ***This stipulation has been met. The stipulation will be retained for final review.***
iv. That the applicant proposes window sizes, patterns, proportions, and trim and sill detailing that are consistent with the Guidelines and historic precedents in the district as noted in finding l. ***This stipulation has NOT been met.***
v. That the new construction incorporates architectural details that are respectful of the historic context and are consistent with the Guidelines based on finding m. ***This stipulation has NOT been met.***
vi. That the applicant submits product specifications for the proposed porch columns to staff for review based on finding n. ***This stipulation has been met. The stipulation will be retained for final review.***
vii. That the applicant installs landscape elements that are consistent with those found historically in the district and submits a comprehensive landscaping plan to staff prior to returning to the HDRC based on finding r. ***This stipulation has been met.***
viii. That the applicant installs a garage door with a design that mimics wood construction and features a smooth finish without a faux wood grain texture. Final garage door specifications must be submitted to staff for review and approval prior to returning to the HDRC based on finding x. ***This stipulation will be retained for final review.***
ix. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable. ***This stipulation will be retained for final review.***

c. DESIGN REVIEW COMMITTEE – The applicant first attended a Design Review Committee on September 13, 2022. The discussion focused on massing, materials, site work, parking, the massing and location of the proposed rear accessory structure, and the garage door size and material. The Design Review Committee requested that the applicant return with a setback diagram to show the relationship between the proposed new construction and the existing adjacent structures. The applicant returned to the DRC on March 29, 2023, and the discussion addressed the previous topics as well as the proposed fenestration, window operations, the front walkway, and the proposed future elevator shaft. The applicant updated the application materials, and the request was reset by the HDRC to the next available hearing. The applicant

attended the April 19, 2023, HDRC hearing and was referred to the Design Review Committee. The applicant attended another DRC meeting on April 26, 2023. The DRC discussion focused on the proposed setbacks, cladding materials, the design of the garage door, fenestration pattern, and landscaping. The applicant is requesting final approval of the updated application materials.

Findings for the primary structure:

d. SETBACK & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings should align with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed to construct one 2-story, single-family residence at 327 E Kings Hwy. The residence will be oriented toward E Kings Hwy. The applicant has noted that the proposed setback from E Kings Hwy will be 26'-1." The Historic Design Guidelines for New Construction stipulate that primary building entrances should be oriented towards the primary street and that front facades should be aligned with the front facades of adjacent buildings. The applicant has provided a setback diagram showing that the setbacks of adjacent structures are over 21 feet. Staff finds that the proposed setback is consistent with the Guidelines.
e. ENTRANCES – According to Guideline 1.B.i for New Construction, primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the front entrance toward E Kings Hwy. Staff finds the proposed orientation to be appropriate.
f. SCALE & MASSING – According to Guideline 2.A.i for New Construction, new structures should feature a height and massing that is similar to historic structures in the vicinity. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one story. This immediate block of E Kings Hwy features 1- and 2-story single family and multifamily residences. Additionally, the property is located across the street from San Antonio Academy and Lang Field. The proposed new construction will total 29'-4 ½" at the ridge height. The applicant has provided a study showing that, based on other residential structures in the district, a ridge height of up to approximately 32' is appropriate. The neighboring 2-story structure at 331 E Kings Hwy features an approximate ridge height of 28 feet. Staff finds the proposal generally appropriate for the lot and the context area.
g. FOUNDATION & FLOOR HEIGHTS – Guideline 2.A.iii for New Construction stipulates that foundation and floor heights should be aligned within one (1) foot of the neighboring structure's foundation and floor heights. The applicant has provided a diagram showing that the foundation height for the neighboring 2-story structure at 331 E Kings Hwy is approximately 24 inches and the approximate ridge height is 28 feet. The current submittal does not feature the proposed foundation height for the new construction. Staff finds that the applicant should submit the proposed foundation heights for staff review.
h. ROOF FORM – The applicant has proposed a hip roof form with projecting front and rear volumes. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. This immediate block of E Kings Hwy predominately features hip and side gable roof forms. Staff finds the proposal consistent with the Guidelines.
i. LOT COVERAGE – Guideline 2.D.i for New Construction stipulates that building to lot ratio for new construction should be consistent with adjacent historic buildings. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. The total square footage for the primary and accessory structures is approximately 3,521 square feet. The total square footage of the lot is approximately 8,574 square feet. The total lot coverage for the primary structure and the rear accessory structure is approximately 41 percent. Staff finds the proposal consistent with the Guidelines.
j. MATERIALS AND TEXTURES – The applicant has proposed to clad the proposed structure in stucco with Alpine ledge stone accents on the side elevations only. The applicant has proposed to install a metal roof. Guideline 3.A.i for New Construction stipulates that new construction should use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. Staff finds the proposal generally appropriate.

k. WINDOW & DOOR MATERIALS – The applicant has proposed to install aluminum-clad wood windows and doors with walnut and ebony finishes. The applicant has proposed a divided lite entry door and full-lite sliding doors and casement and awning windows. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles and proportions that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Staff finds that windows with traditional operations are most appropriate and that the window and door materials proposed are generally appropriate.

l. RELATIONSHIP OF SOLIDS TO VOIDS – The applicant has proposed to install fixed and casement windows of various proportions and the proposed windows do not appear to be in keeping with those historically found in the district. Guideline 2.C.i for New Construction states that window and door openings should be incorporated into new construction with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height-to-width ratio from adjacent historic facades. The proposed bay of windows on the projecting staircase volume is not a fenestration pattern typically found in the district and the proportions of the proposed fixed windows are not similar to those found on nearby historic facades. Staff finds that the proposed fenestration should be updated to be more in keeping with the Guidelines.

m. ARCHITECTURAL DETAILS – Guideline 4.A.i for New Construction states that new buildings should be designed to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district. The proposed bay of windows on the projecting staircase volume is a detail that is not typically found on historic structures in the district. Staff finds that the proposed new construction should incorporate architectural details that are respectful of the historic context and are consistent with the Guidelines.

n. FRONT PORCH – The applicant has proposed to construct a front entry area that will be covered by a second-story front balcony. The proposed entry area will feature one set of wood balcony post supports and will not be raised from the proposed front walkway. The front balcony will feature a wood fascia and metal handrailing. Guideline 2.A.iii for New Construction states that foundation and floor-to-floor heights, including porches and balconies, should be aligned within one foot of floor-to-floor heights on adjacent historic structures. Staff finds that product specifications for the proposed porch columns should be submitted to staff for review.

o. DRIVEWAYS – Guideline 5.B.i for Site Elements notes that new driveways should be similar to those found historically within the district in regard to their materials, width, and design. Additionally, the Guidelines note that driveways should not exceed ten (10) feet in width. According to Guideline 8.F.iv for New Construction, a single, 10-foot driveway at one street frontage is recommended. Projects should first attempt to utilize historic curb cuts where extant. Additional entry points may be considered where there is alley access. The addition of driveways should not confuse or alter the historic development pattern. The applicant has proposed to install a 10-foot-wide, fully concrete driveway on the east property line that will transition into a ribbon driveway 21'-4" from the property line, extending the full length of the property and terminating in a 31'-8" parking pad at the rear accessory structure. Staff finds the proposed driveway to be consistent with the Guidelines.

p. FRONT WALKWAYS – The Guidelines for Site Elements note that front yard sidewalk should appear similar to those found historically within the district in regard to their materials, width, alignment and configuration. The applicant has proposed to install a 4-foot-wide fully concrete front walkway with control joints with a hexagonal paver border from the front of the property to the covered porch and from the driveway to the covered porch. Staff finds that the proposed front walkway is consistent with the Guidelines.

q. MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way. The applicant has proposed to install a 5-foot-tall limestone-clad garden wall to the west of the proposed driveway to screen the mechanical equipment.
r. LANDSCAPING PLAN – The applicant has submitted a landscaping plan featuring the installation of a front lawn and native plantings including Yucca Recurvifolia, Gulf Muhly, Mexican Feather Grass, Dwarf Yaupon Holly, and Red Yucca. The applicant has proposed to install a pool at the rear of the primary structure and has not provided landscaping or hardscaping plans for the rear of the property. Staff finds the proposal generally appropriate.

Findings for the rear accessory structure:

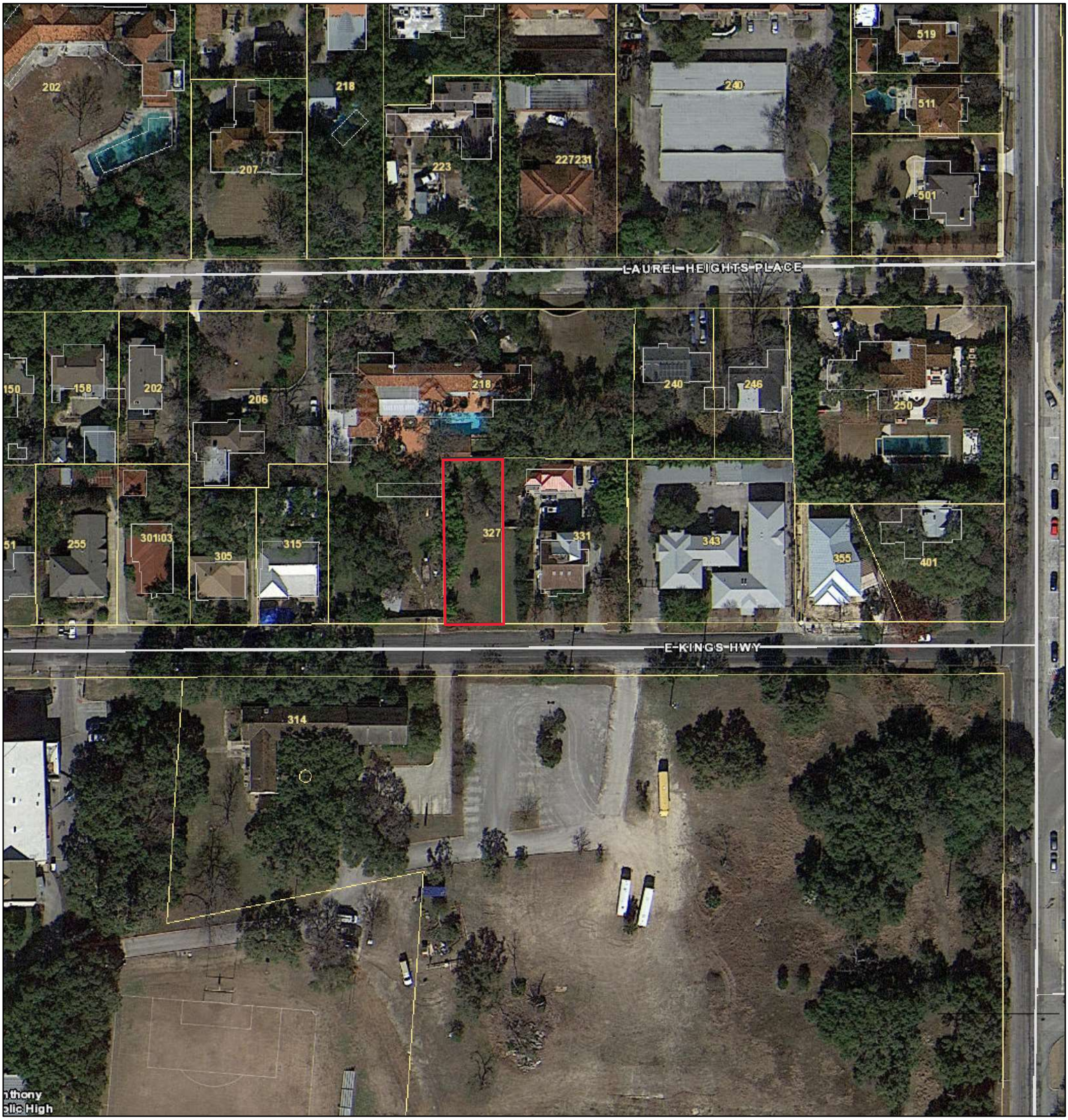
s. SETBACK & ORIENTATION – According to the Guidelines for New Construction, new garages should follow the predominant garage orientation found on the block. Do not introduce front-loading garages or garages attached to primary structures on blocks where rear or alley-loaded garages were historically used. Additionally, historic setbacks should be followed. Per the site plan, the garage will be located at the rear of the primary structure and will be setback 5'-1" from the west property line and will feature a zero setback from the rear property line. The applicant has proposed to construct a 1-story detached garage that will be oriented toward the east and will not be visible from the front of the property or the public right-of-way. Staff finds the proposal generally appropriate and finds that the applicant is responsible for complying with setback regulations as required by Zoning and obtaining a variance from the Board of Adjustment, if applicable.
t. SCALE & MASSING – According to Guideline 2.A.i for New Construction, garages and outbuildings should be visually subordinate to the principal structure in terms of their height, massing, and form. The applicant has proposed to construct a 1-story detached garage with a ridge height of approximately 12 feet. The ridge height of the proposed primary structure is approximately 29'-5". Staff finds the scale and massing of the rear accessory structure to be consistent with the Guidelines.
u. ROOF FORM – The applicant has proposed a hip roof form with a shed roof volume facing the interior of the rear yard. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. The proposed primary structure will feature hip roof forms. Staff finds the proposal to be generally appropriate and finds that the shed roof form will not be visible from the public right-of-way.
v. MATERIALS AND TEXTURES – The applicant has proposed to clad the proposed garage structure in stucco with an Alpine ledge stone-accent volume on the south elevation. The applicant has proposed to install a metal roof to match the primary structure. Guideline 3.A.i for New Construction stipulates that new construction should use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. Staff finds the proposal generally appropriate for a rear accessory structure.
w. WINDOW & DOOR OPENINGS– The applicant has not proposed to install any window or pedestrian door openings on the rear garage structure. Guideline 5.A.iv for New Construction states that window and door openings should be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions. Generally, the Guidelines require that openings are installed on elevations so that blank walls to done exceed 40 linear feet. Due to the size of the garage structure, staff finds the proposal generally appropriate.
x. GARAGE DOORS – Guideline 5.A.v for New Construction states that garage doors should be incorporated with similar proportions and materials as those traditionally found in the district. The applicant has proposed to install one 2-car garage door. The proposed garage door is an insulated steel garage door with top lites. Staff finds that a garage door with a design that mimics wood construction and features a smooth finish without a faux wood grain texture is appropriate.
y. ARCHITECTURAL DETAILS – New rear accessory structures should relate to the principal structure with simplified architectural details and complementary materials. Staff finds the proposal generally appropriate.

RECOMMENDATION:

Staff does not recommend approval based on findings a through y. Staff recommends that the applicant address the following items prior to receiving a recommendation for final approval:

i. That the applicant provides the proposed foundation heights based on finding g.
ii. That the applicant submits final product details for the windows and doors to staff prior to returning to the HDRC based on finding k. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25" for one-over-one windows. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Faux divided lites are not permitted.
iii. That the applicant proposes window sizes, patterns, proportions, and trim and sill detailing that are consistent with the Guidelines and historic precedents in the district as noted in finding l.
iv. That the new construction incorporates architectural details that are respectful of the historic context and are consistent with the Guidelines based on finding m.
v. That the applicant submits product specifications for the proposed porch columns to staff for review based on finding n.
vi. That the applicant installs a garage door with a design that mimics wood construction and features a smooth finish without a faux wood grain texture. Final garage door specifications must be submitted to staff for review and approval prior to returning to the HDRC based on finding x.
vii. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



March 30, 2023

User drawn lines

1:1,000

0 0.01 0.02 0.04 mi

0 0.0175 0.035 0.07 km

MALONEY RESIDENCE

327 EAST KINGS HIGHWAY
LOT 50, MONTEVISTA
SAN ANTONIO, TEXAS 78212

NOT FOR CONSTUCTION

NOT FOR CONSTUCTION

REVISION 09.11.2023

OF DS
OSCAR E FLORES
DESIGN STUDIO
23119 WEST INTERSTATE 10 FRONTAGE SUITE 805 BUILDING 8, SAN ANTONIO, TEXAS 78257
MOBIL (210) 355.4546 . OFFICE (210) 679.4675 . FAX (210) 679.4698
oscareflores@ofdesignstudio.com . www.ofdesignstudio.com

MALONEY RESIDENCE
327 EAST KINGS HIGHWAY
LOT 50, MONTEVISTA
SAN ANTONIO, TEXAS 78212

JOB No.:	MAL-OFDS-C.H.2022
CURRENT DATE.:	MARCH 10, 2023
EXPERATION DATE:	MARCH 01, 2023
DRAWN / CHECKED BY:	O.E.F.

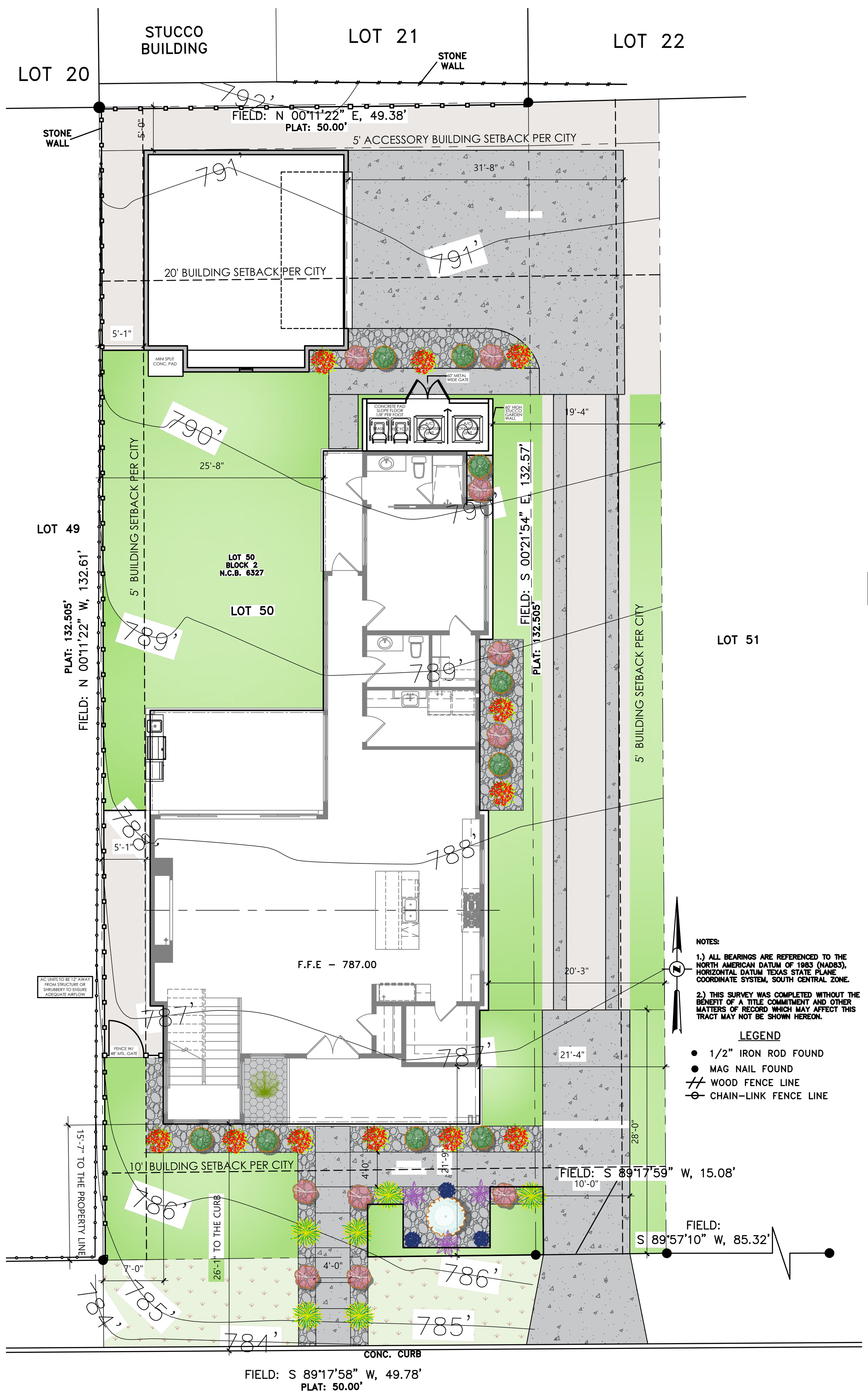
SHEET TITLE
COVER SHEET

A.1

SHEET 1 OF 12

FINAL SET

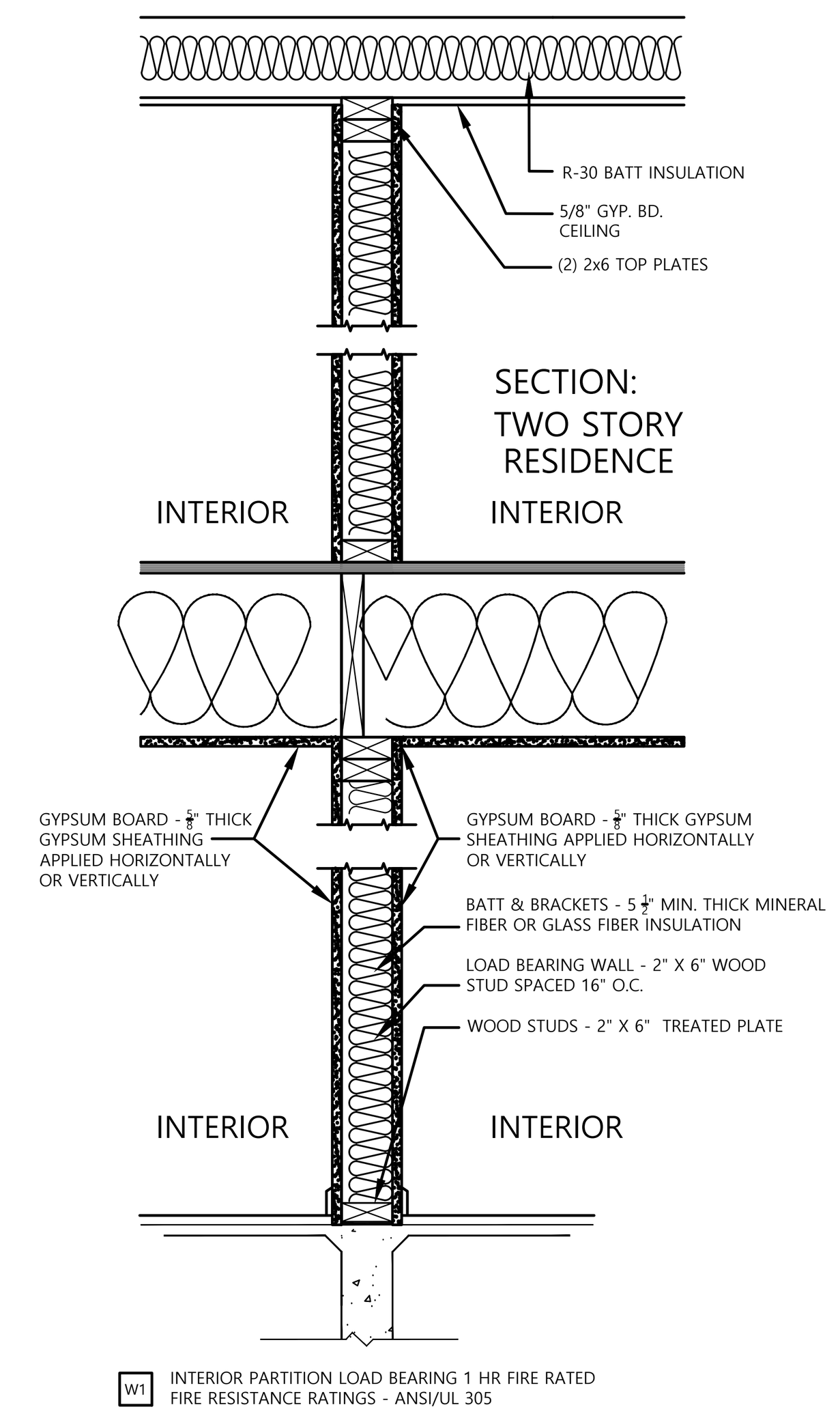
NOT FOR CONSTUCTION



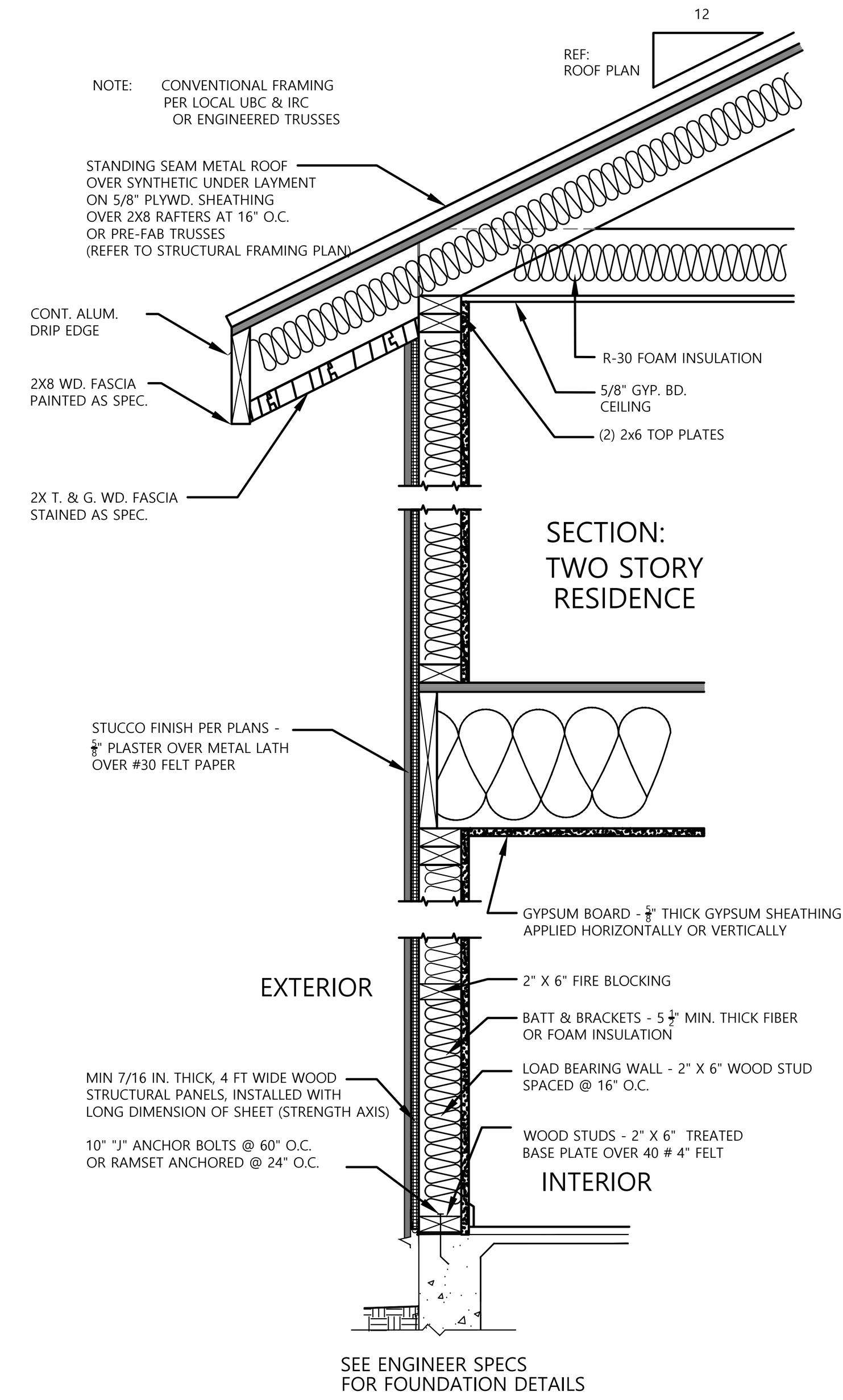
NOTE:

- HOUSE TO BE LOCATED WITHIN BUILDING SETBACK LINES.
- EXACT LOCATION OF HOUSE TO BE DETERMINED AT JOBSITE BY BUILDER & HOME OWNER.
- ALL FLATWORK & LANDSCAPING TO BE DESIGNED BY LANDSCAPE ARCHITECT & TO BE APPROVED BY HOME OWNER.

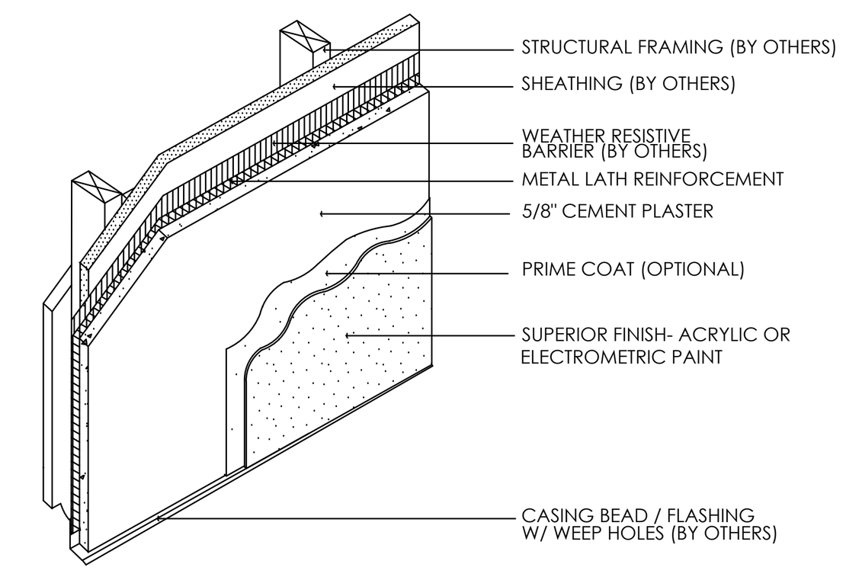
1 SITE PLAN
SCALE:1/8"=1'-0"



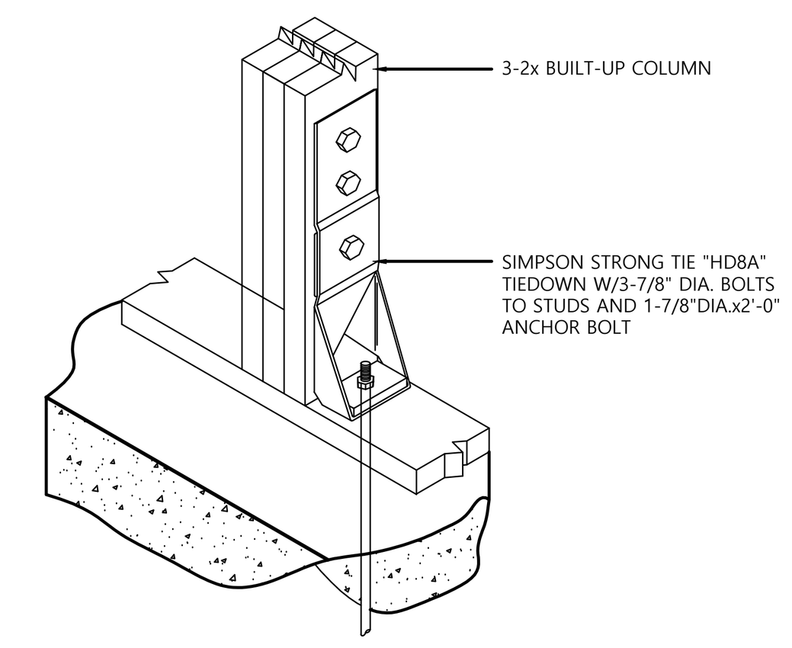
2 INTERIOR WALL ASSEMBLY - SECTION
U.L. U305 - 1 HR FIRE RATED



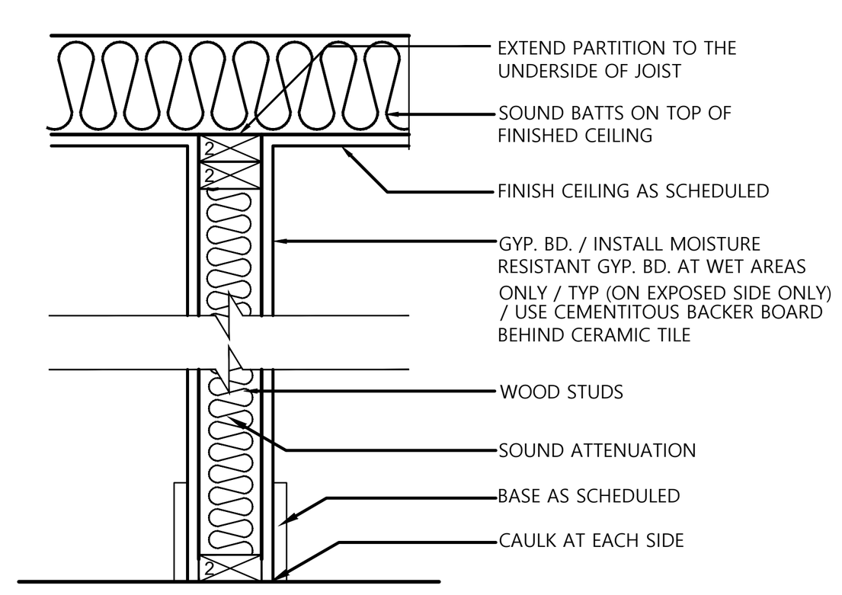
3 EXTERIOR WALL ASSEMBLY - SECTION - 12' HIGH WALL



4 STUCCO WALL ISOMETRIC

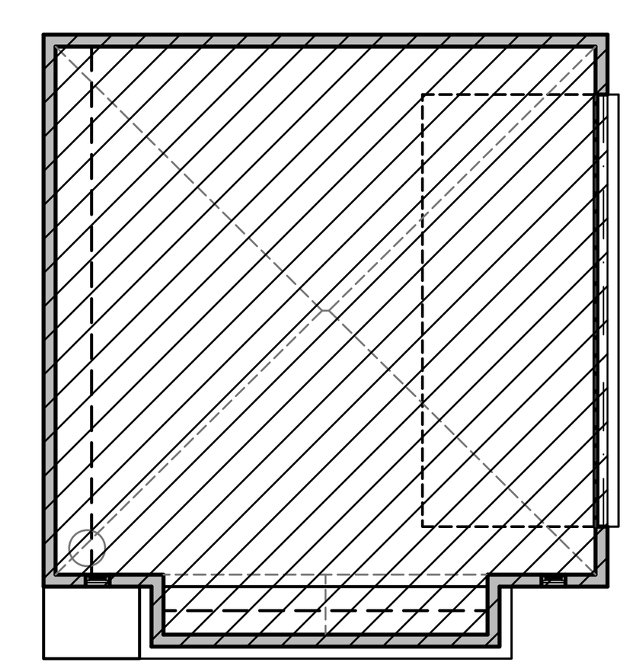


5 TYPICAL SHEAR WALL ANCHOR DETAIL

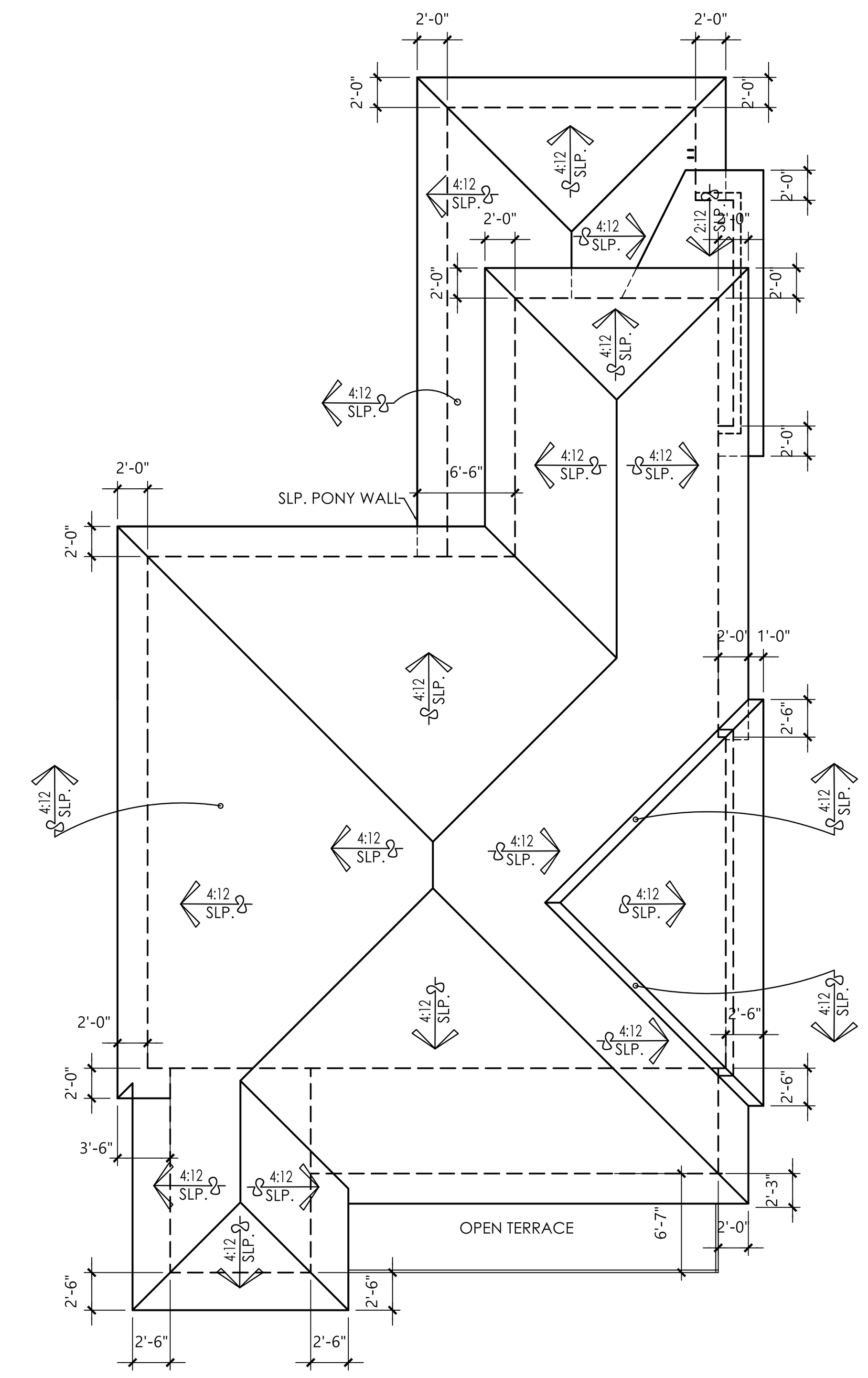


TYPE	STUD SIZE	STUD NOM	STUD SPACING	WALL THICKNESS	INSUL	FIRE RATING	S.T.C.
A1	5-1/2"	2 X 6	16" OC	6-3/4"	5"		40
A2	3-1/2"	2 X 4	16" OC	4-3/4"	3-1/2"		40

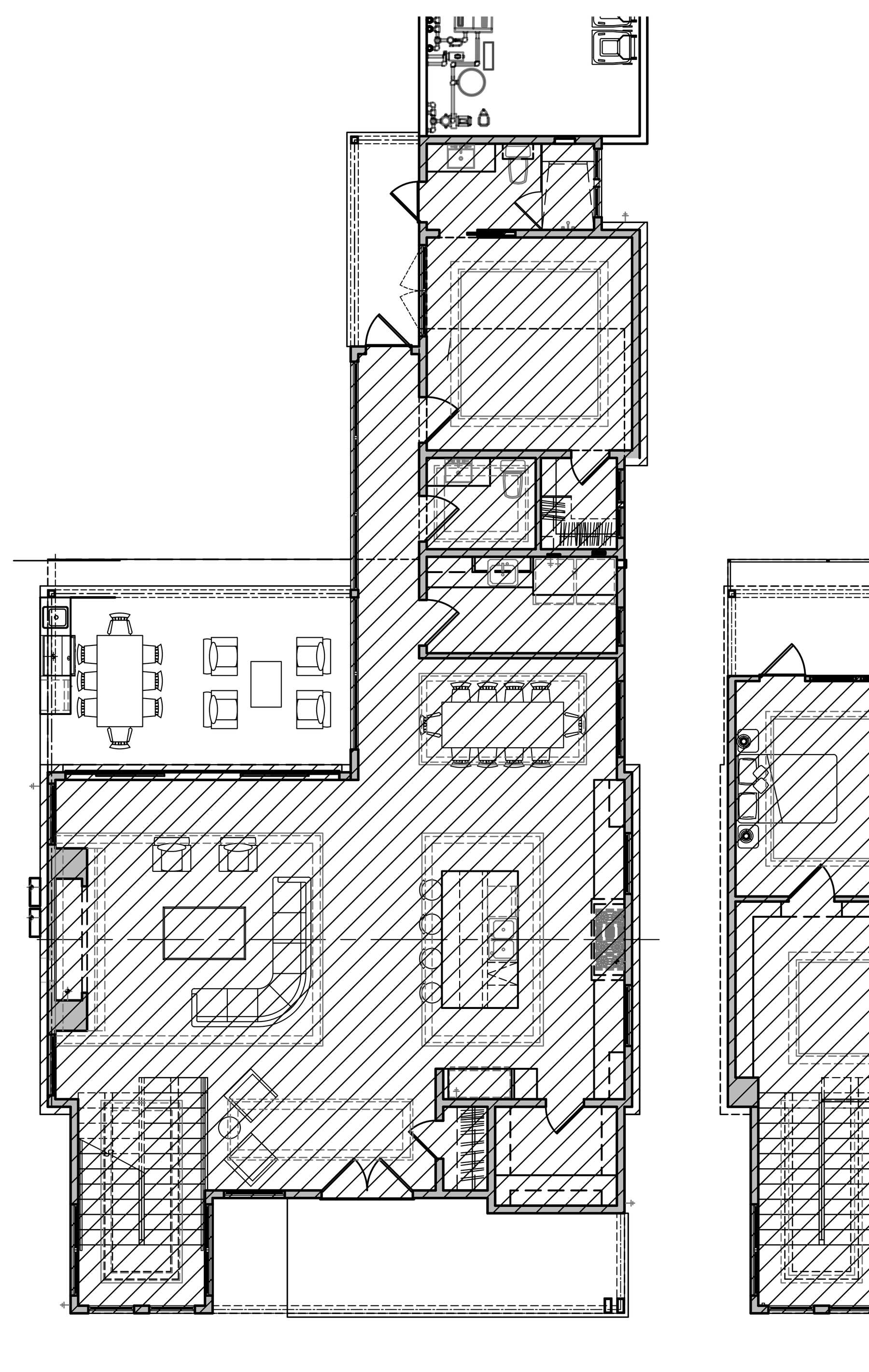
6 INTERIOR WALL TYPE 'A'
N.T.S.



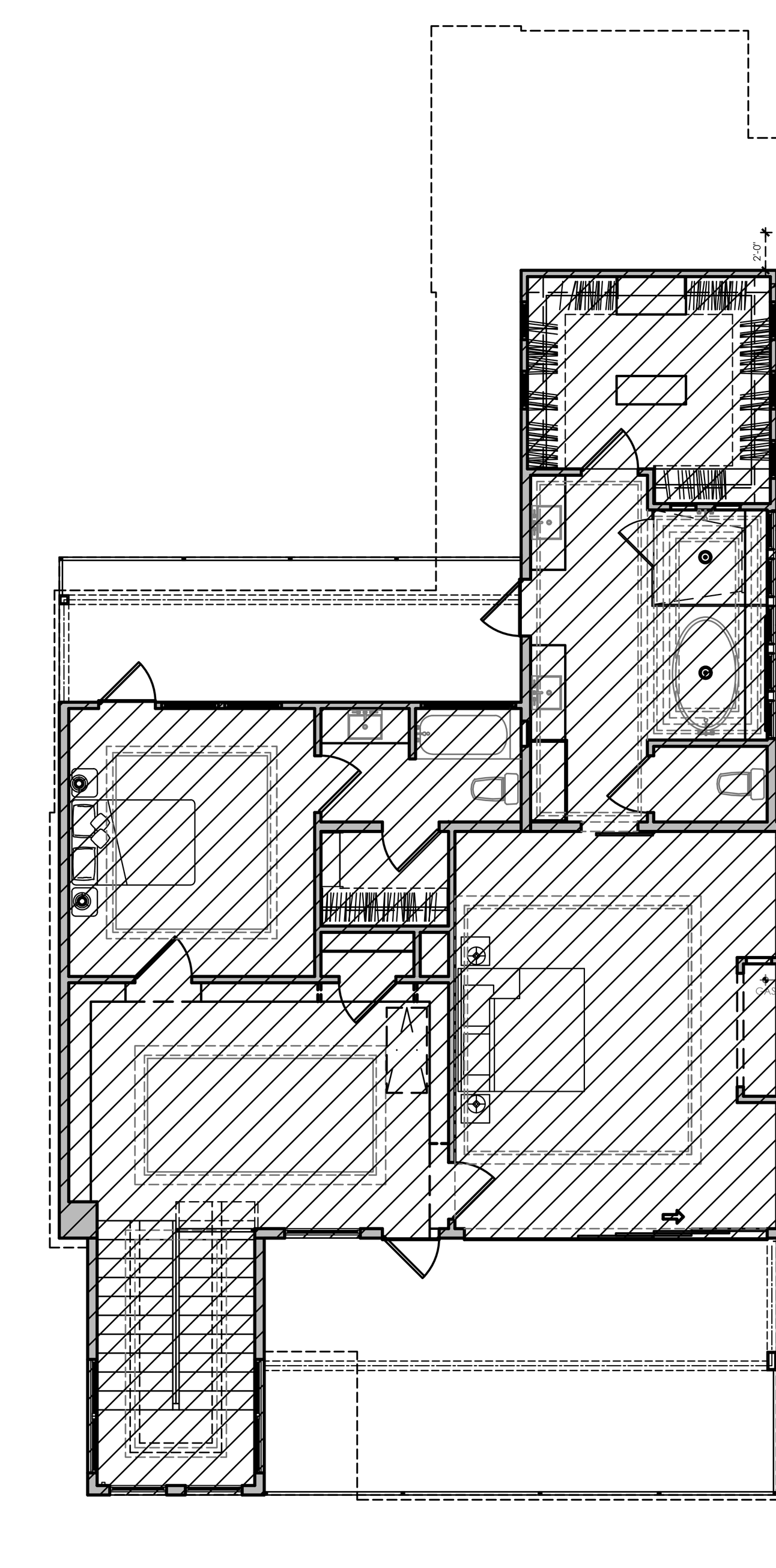
7 GARAGE THERMAL BARRIER
SCALE:1/8"=1'-0"



9 ROOF PLAN (MAIN HOUSE)
SCALE:1/8"=1'-0"



10 LOWER LEVEL THERMAL BARRIER
SCALE:1/8"=1'-0"



11 UPPER LEVEL THERMAL BARRIER
SCALE:1/8"=1'-0"

REVISION 09.11.2023

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OF DS
OSCAR E FLORES DESIGN STUDIO
23119 WEST INTERSTATE 10 FRONTAGE SUITE 805 BUILDING 8, SAN ANTONIO, TEXAS 78257
MOBIL (210) 355.4546 . OFFICE (210) 679.4675 . FAX (210) 679.4698
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MALONEY RESIDENCE
327 EAST KINGS HIGHWAY
LOT 50, MONTEVISTA
SAN ANTONIO, TEXAS 78212

JOB No.: MAL-OFDS-C.H.2022
CURRENT DATE: MARCH 10, 2023
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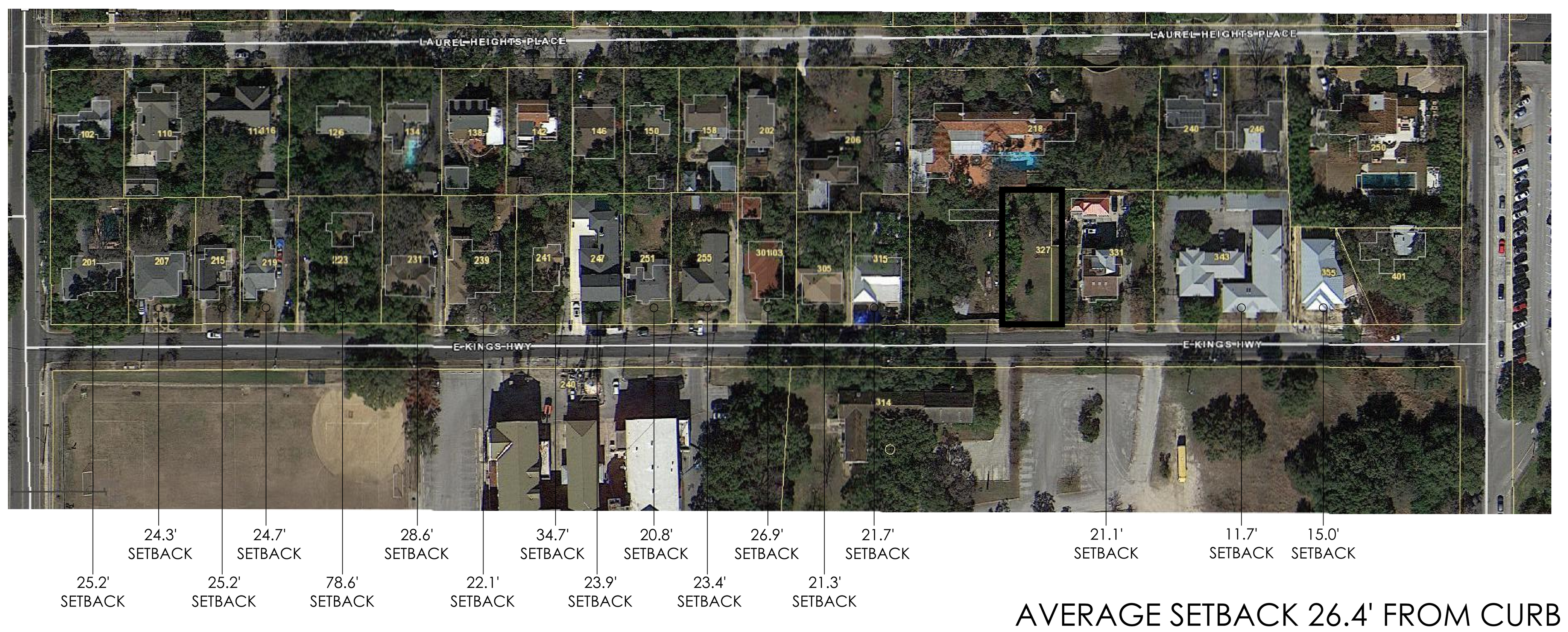
DRAWN / CHECKED BY: O.E.F.

SHEET TITLE
SITEPLAN

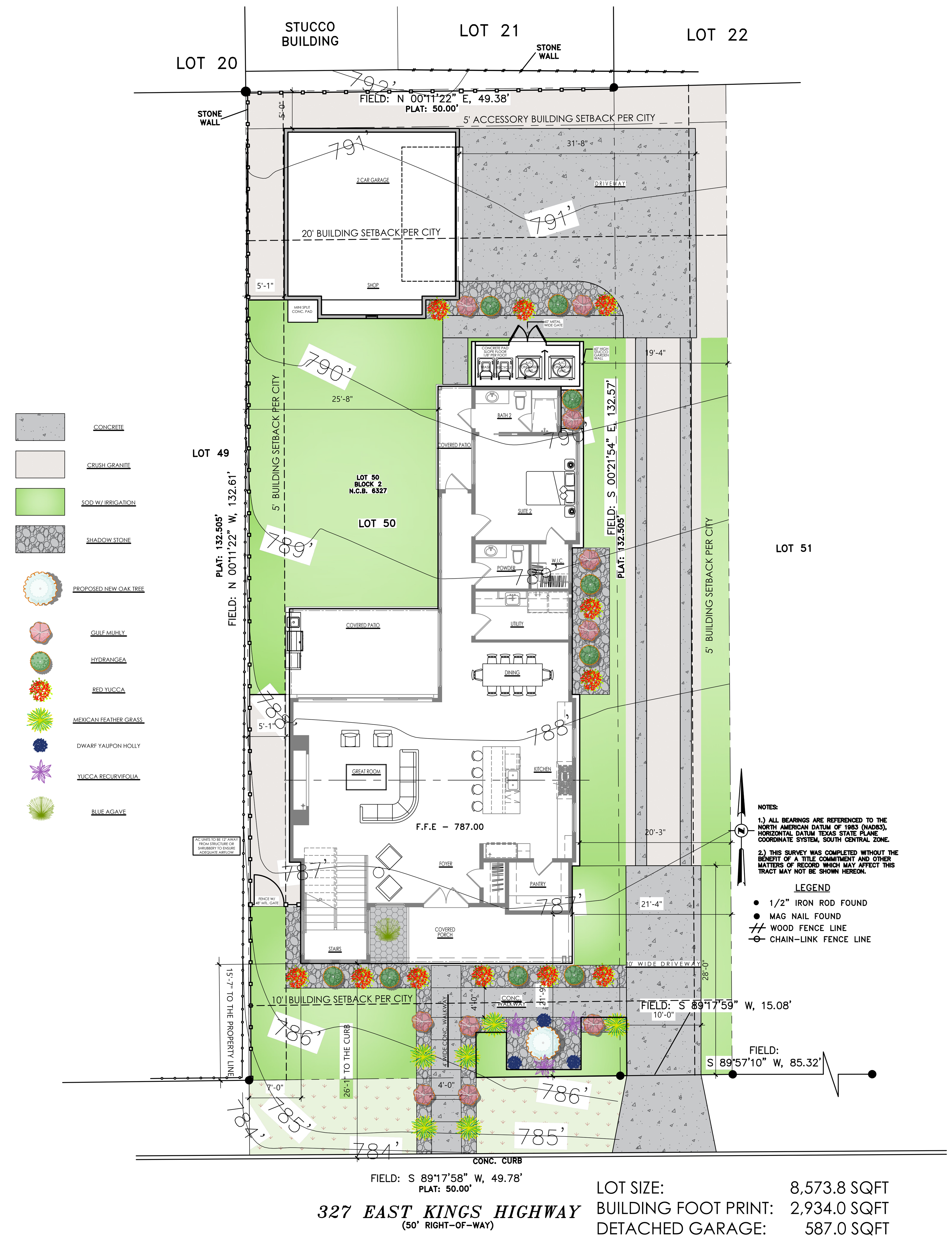
A.3
SHEET 3 OF 12

FINAL SET

NOT FOR CONSTUCTION



AVERAGE SETBACK 26.4' FROM CURB



327 EAST KINGS HIGHWAY
(50' RIGHT-OF-WAY)

LOT SIZE:	8,573.8 SQFT
BUILDING FOOT PRINT:	2,934.0 SQFT
DETACHED GARAGE:	587.0 SQFT
TOTAL SLAB:	3,521.0 SQFT
FAR:	41.0%

REVISION 09.11.2023

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MALONEY RESIDENCE

327 EAST KINGS HIGHWAY
LOT 50, MONTEVISTA
SAN ANTONIO, TEXAS 78212

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CURRENT DATE.:	MARCH 10, 2023
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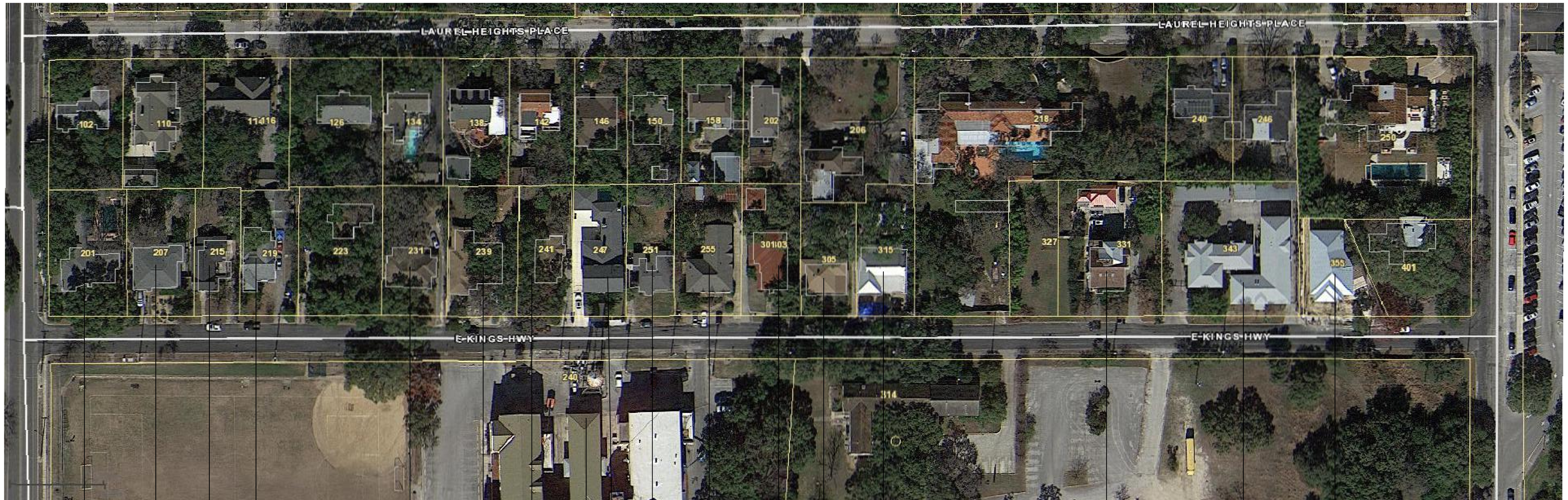
SHEET TITLE
LANDSCAPE PLAN & SETBACK DIAGRAM

A.4
SHEET OF 12

FINAL SET

NOT FOR CONSTUCTION



13.00' PLUS 2.0 SLAB TOTAL HT. APROX. 207 E. KINGS HWY

13.00' PLUS 2.0 SLAB TOTAL HT. APROX. 207 E. KINGS HWY

13.00' PLUS 2.5' SLAB TOTAL HT. APROX. 215 E. KINGS HWY

13.00' PLUS 2.5' SLAB TOTAL HT. APROX. 219 E. KINGS HWY

13.00' PLUS 3.5' SLAB TOTAL HT. APROX. 231 E. KINGS HWY

13.00' TOTAL HT. APROX. 239 E. KINGS HWY

13.00' TOTAL HT. APROX. 241 E. KINGS HWY

36.00' TOTAL HT. APROX. UNIVERSITY

29.00' PLUS 3'.00 SLAB TOTAL HT. APROX. 303 E. KINGS HWY

13.00' PLUS 2.5' SLAB TOTAL HT. APROX. 289 E. KINGS HWY

29.00' PLUS 5.00' SLAB TOTAL HT. APROX. 303 E. KINGS HWY

13.00' PLUS 2.0' SLAB TOTAL HT. APROX. 301 E. KINGS HWY

23.00' PLUS 3.5' SLAB TOTAL HT. APROX. 305 E. KINGS HWY

13.00' PLUS 2.5' SLAB TOTAL HT. APROX. 315 E. KINGS HWY

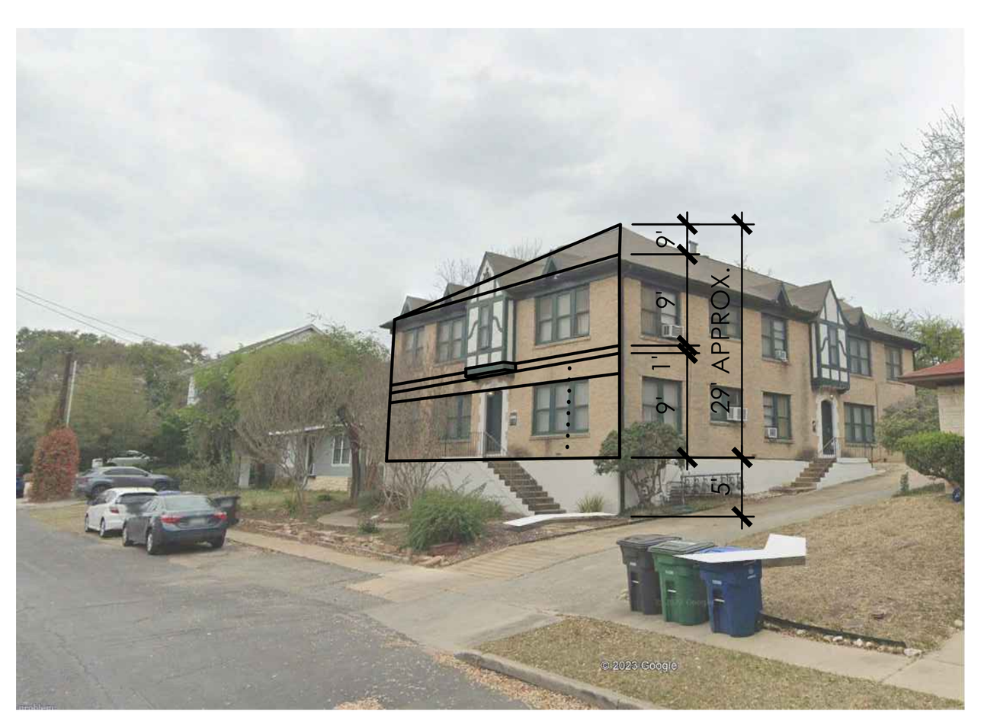
28.00' PLUS 2' SLAB TOTAL HT. APROX. 331 E. KINGS HWY

22.00' PLUS 3' SLAB TOTAL HT. APROX. 355 E. KINGS HWY

26.00' PLUS 2' SLAB TOTAL HT. APROX. 355 E. KINGS HWY

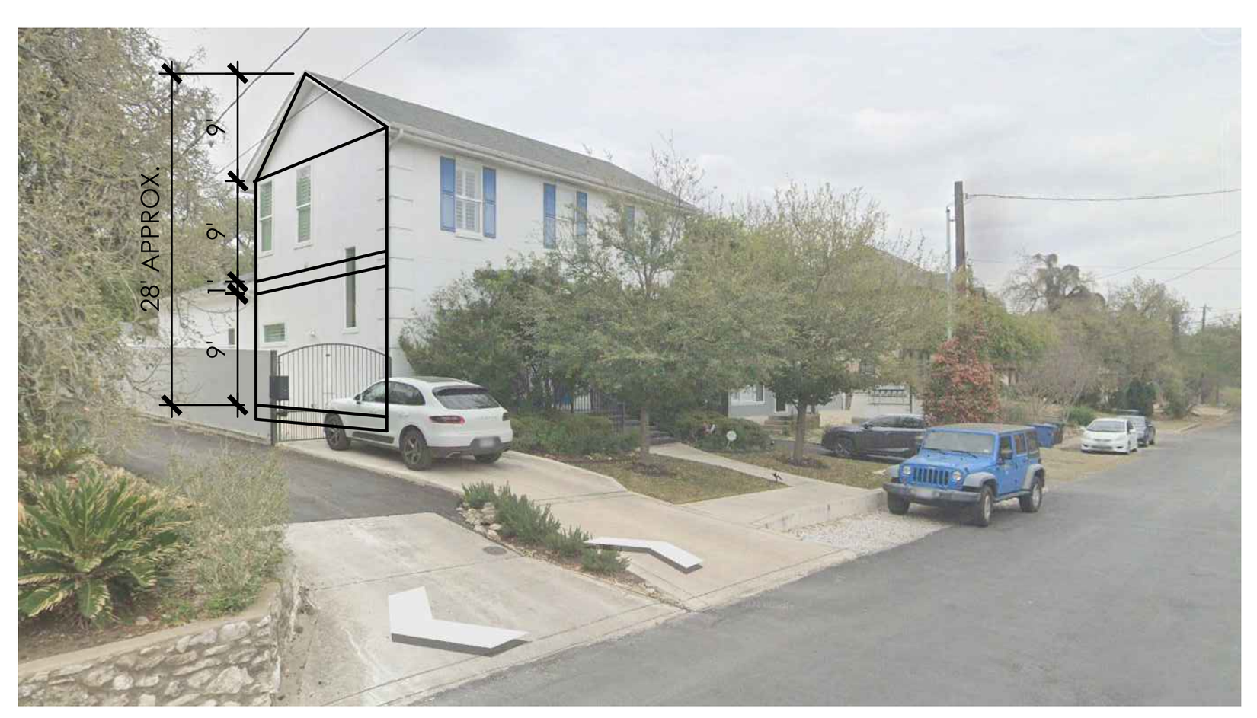
STRUCTURE HEIGHT DIAGRAM

HIGHEST EXISTING RESIDENCE 29' APROX.
LOWEST EXISTING RESIDENCE 13' APROX.
HIGHEST EXISTING SLAB OF ABOVE GROUND LEVEL 5.0' APROX.
AVERAGE EXISTING SLAB OF ABOVE GROUND LEVEL 2.5' TO 3.0' APROX.



RESIDENT

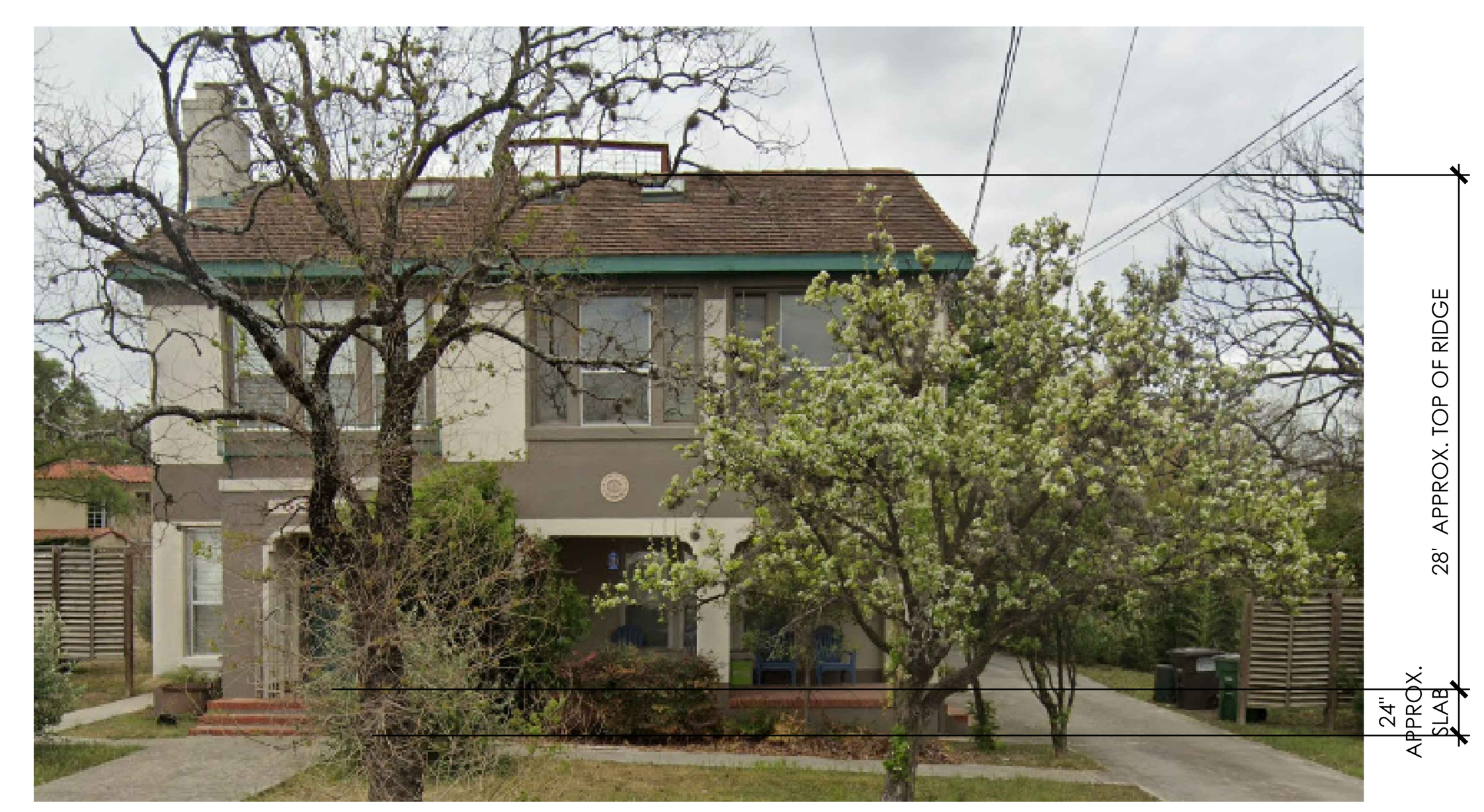
255 E.KINGS HWY



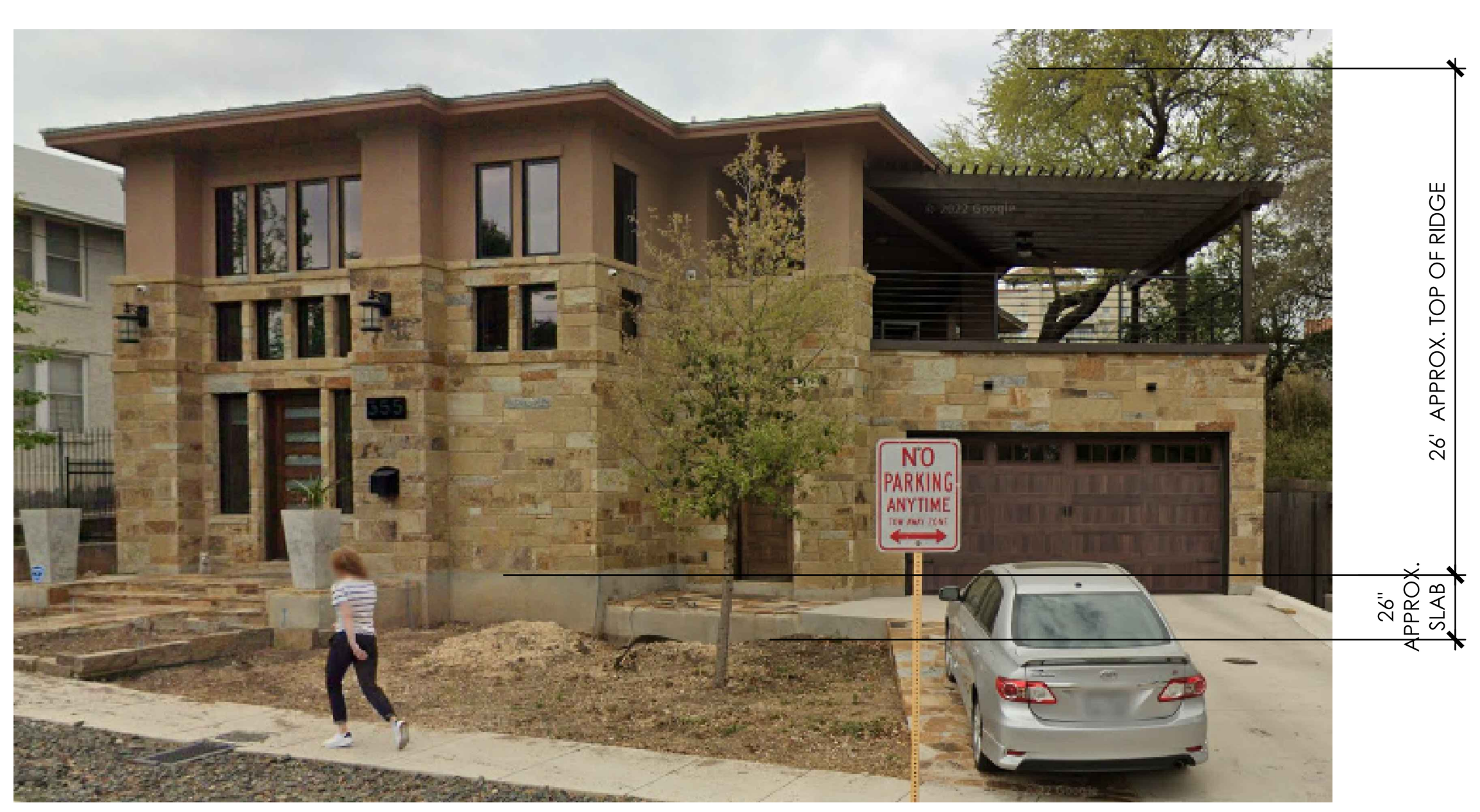
RESIDENT

240 E.KINGS HWY

305 E.KINGS HWY



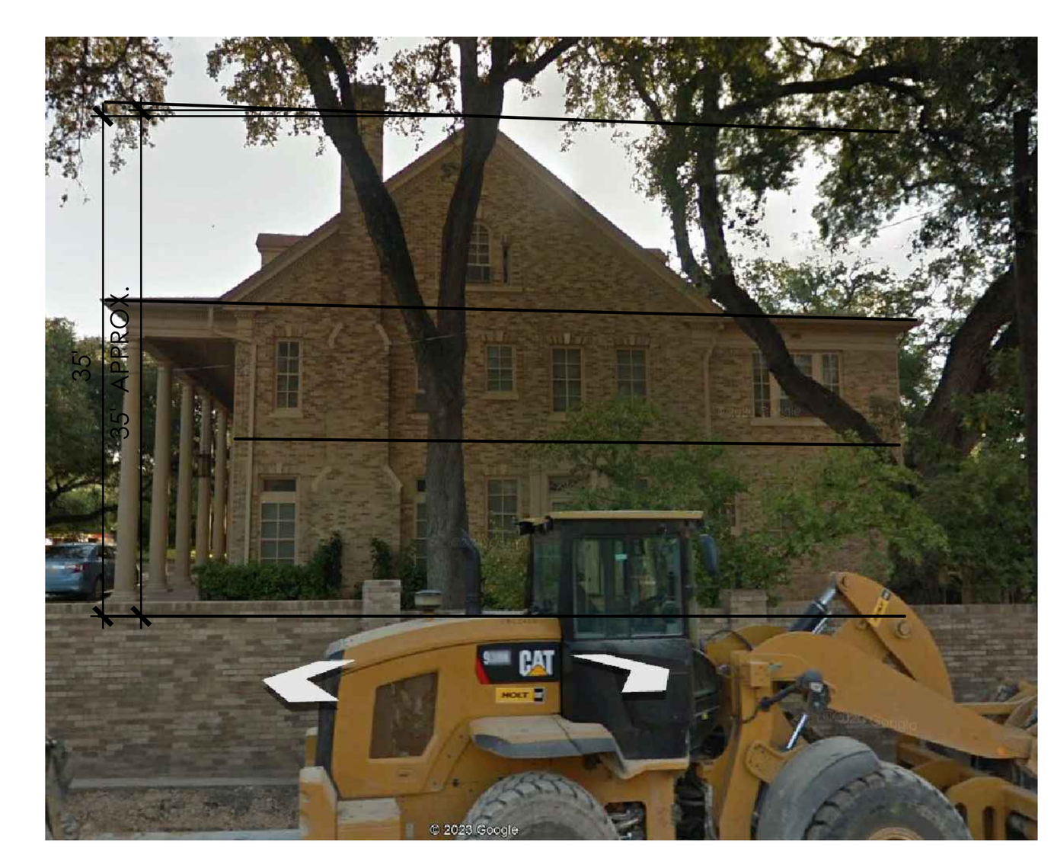
331 E.KINGS HWY



355 E.KINGS HWY

100 W.KINGS HWY

426 W.KINGS HWY



334 W.KINGS HWY

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23119 WEST INTERSTATE 10 FRONTAGE SUITE 805 BUILDING 8, SAN ANTONIO, TEXAS 78257
MOBIL (210) 355.4546 . OFFICE (210) 679.4675 . FAX (210) 679.4698
oscareflores@ofdesignstudio.com . www.ofdesignstudio.com

MALONEY RESIDENCE

327 EAST KINGS HIGHWAY
LOT 50, MONTEVISTA
SAN ANTONIO, TEXAS 78212

JOB No.:	MAL-OFDS-C.H.2022
CURRENT DATE.:	MARCH 10, 2023
EXPERATION DATE:	MARCH 01, 2023
DRAWN / CHECKED BY:	O.E.F.

SHEET TITLE
SITE DIAGRAM

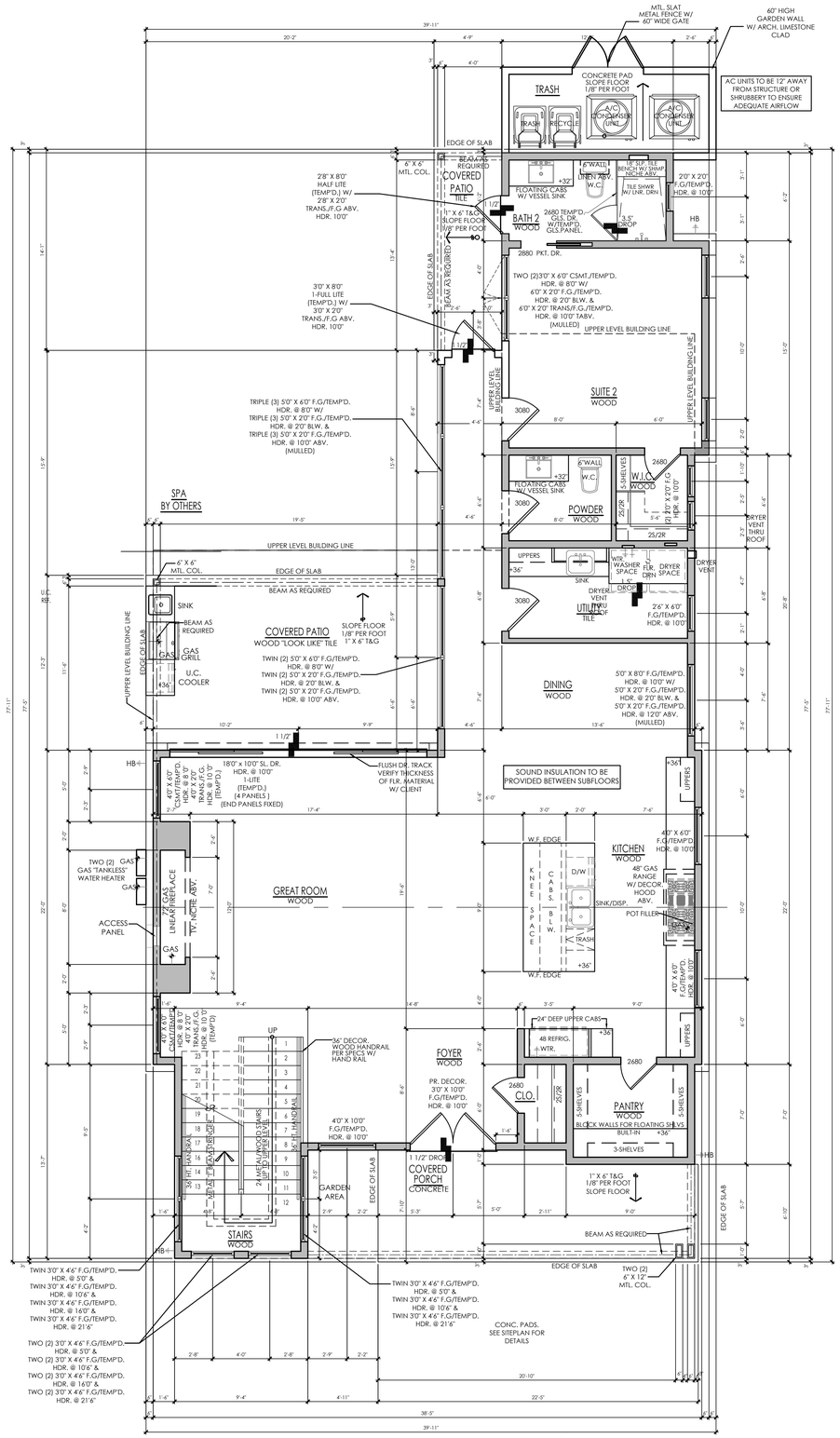
A.5

SHEET OF 12

FINAL SET

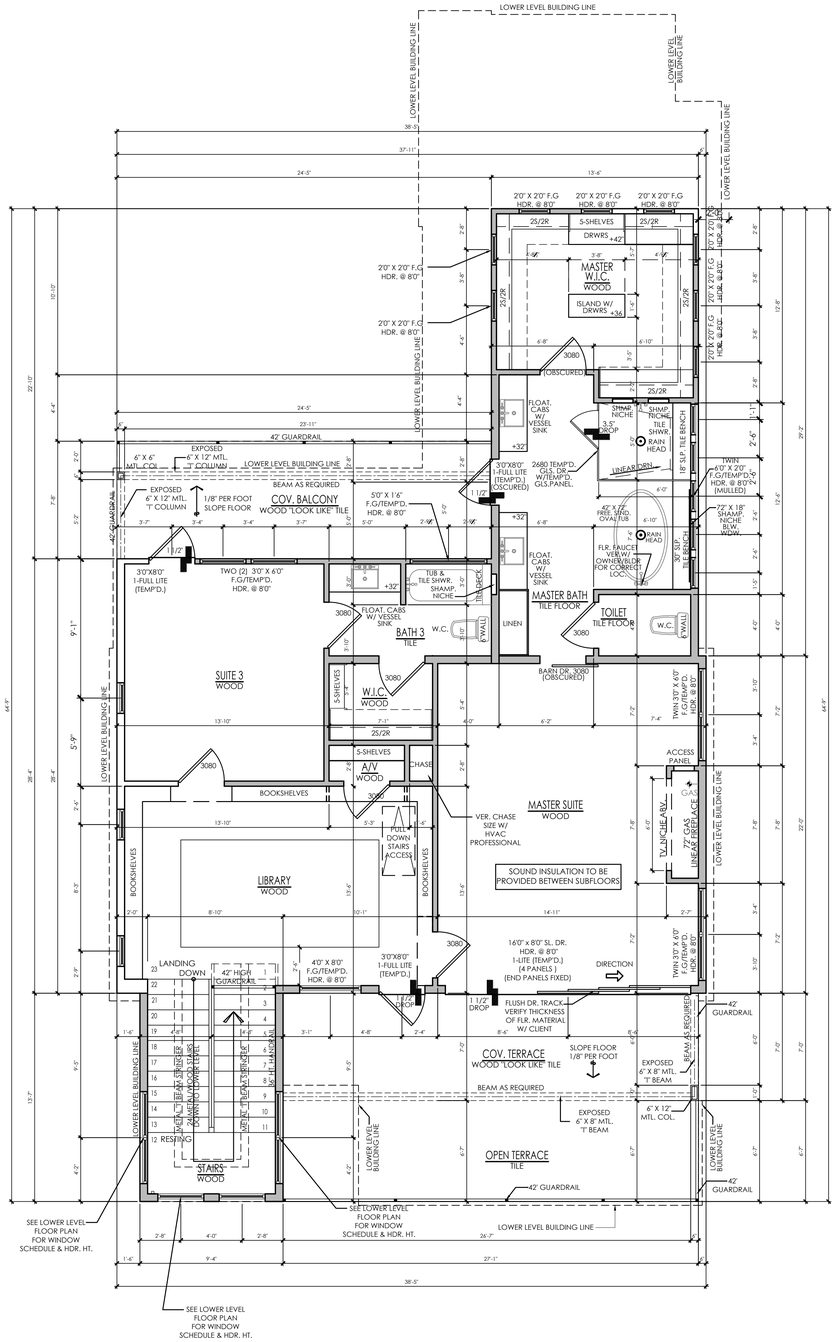
REVISION 09.11.2023

NOT FOR CONSTRUCTION



FIRST LEVEL FLOOR PLAN

SCALE:1/4"=1'-0"



SECOND LEVEL FLOOR PLAN

SCALE:1/4"=1'-0"

REVISION 09.11.2023

NOT FOR CONSTRUCTION

OF
DS
OSCAR E FLORES
DESIGN STUDIO
311 W HEIDE STREET, SUITE 102, BOERNE, TX. 78006
MOBIL (210) 326.4546 , OFFICE (210) 479.4675 , FAX (210) 479.4698
oscaredesignstudio@sbcglobal.com , www.oscaredesignstudio.com

MALONEY RESIDENCE

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LOT 50, MONTEVISTA
SAN ANTONIO, TEXAS 78212

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SHEET TITLE: FIRST LEVEL & SECOND LEVEL FLOOR PLAN

A.6

SHEET 4 OF 12

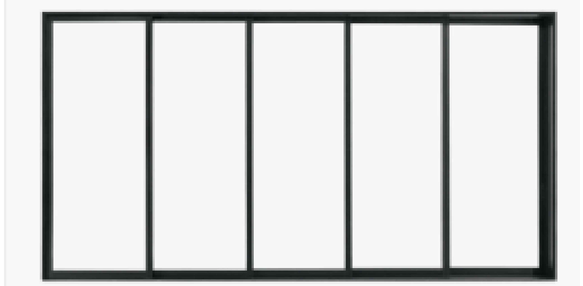
FINAL SET

NOT FOR CONSTRUCTION

FRONT ENTRY DOOR

MARVIN - COASTLINE SERIES
6'-0" X 8'-0" ALUMINUM FRAME,
EXTERIOR FINISH: EBONY
DIVIDED LITE

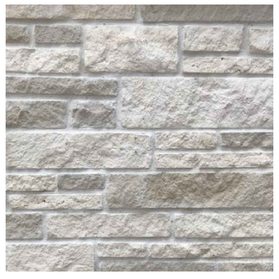
MARVIN - ELEVATE SERIES
ALUMINUM FRAME, EXTERIOR
FINISH: EBONY
DIVIDED LITE



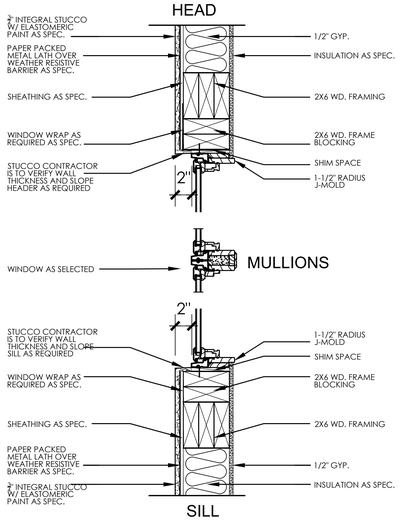
MARVIN - COASTLINE SERIES
MULTI- SLIDE ALUMINUM FRAME,
EXTERIOR FINISH: EBONY
DIVIDED LITE

GRAYSON CASING
WITH A1451 SUBSILL

MARVIN
ALUMINUM CLAD W/ GRAYSON CASING
FIXED, CASEMENT AND AWNING
COLOR: EBONY



EXTERIOR STONE
ALPINE LEDGE STONE
COLOR: SHADES OF WHITE W/ TAUPE/LIGHT
GREY ACCENTS



3 WINDOW HEADER & SILL DETAIL
SCALE:1-1/2" =1'-0"

NOTE: DOORS & WINDOWS TO BE RECESSED FROM EXTERIOR TWO (2) INCHES AS FOLLOWING HISTORIC GUIDELINES.

1 1 FRONT ELEVATION
SCALE:1/4" =1'-0"

NOTE:

1. REFER TO STRUCTURAL ENGINEER'S PLANS FOR ALL BEAM & POSTS SIZES, LOCATION/SPECIFICATIONS, AND FOR ALL RETAINING WALLS/DETAILS AND FOUNDATION BEAM DRAWINGS.
2. REFER TO LANDSCAPE DESIGN BY LANDSCAPE ARCHITECT FOR ALL FINISH GRADES, DRIVEWAYS, WALKWAYS, DRAINAGE, FLATWORK, HARDSCAPE, GRADING, TERRACES & LANDSCAPE RETAINING WALLS. BUILDER MUST VERIFY W/ OWNER & LANDSCAPE ARCHITECT.
3. 12" MAXIMUM EXPOSED FOUNDATION.
4. PROVIDE SLOPED METAL CAP AT ALL WING WALLS/GARDEN WALLS AND PARAPET WALLS. BUILDER VERIFY.
5. BUILDER VERIFY PROPER LOCATION AND EFFECTIVE DRAINAGE OF ALL GUTTERS AND OUTLET W/ RAINCHAIN WITH ROOFING COMPANY.

NOTE: DOORS & WINDOWS TO BE RECESSED FROM EXTERIOR TWO (2) INCHES AS FOLLOWING HISTORIC GUIDELINES.

2 REAR ELEVATION
SCALE:1/4"=1'-0"

NOTE:

1. REFER TO STRUCTURAL ENGINEER'S PLANS FOR ALL BEAM & POSTS SIZES, LOCATION/SPECIFICATIONS, AND FOR ALL RETAINING WALLS/DETAILS AND FOUNDATION BEAM DRAWINGS.
2. REFER TO LANDSCAPE DESIGN BY LANDSCAPE ARCHITECT FOR ALL FINISH GRADES, DRIVEWAYS, WALKWAYS, DRAINAGE, FLATWORK, HARDSCAPE, GRADING, TERRACES & LANDSCAPE RETAINING WALLS. BUILDER MUST VERIFY W/ OWNER & LANDSCAPE ARCHITECT.
3. 12" MAXIMUM EXPOSED FOUNDATION.
4. PROVIDE SLOPED METAL CAP AT ALL WING WALLS/GARDEN WALLS AND PARAPET WALLS. BUILDER VERIFY.
5. BUILDER VERIFY PROPER LOCATION AND EFFECTIVE DRAINAGE OF ALL GUTTERS AND OUTLET W/ RAINCHAIN WITH ROOFING COMPANY.

REVISION 09.11.2023

NOT FOR CONSTRUCTION

OF DS
OSCAR E FLORES DESIGN STUDIO
231 W WEST INTERSTATE 10 FRONTAGE, SUITE 105 BUILDING B, SAN ANTONIO, TEXAS 78232
MOBIL: (210) 355.4546 , OFFICE: (210) 479.4625 , FAX: (210) 479.4698
oscarfloresdesignstudio@yahoo.com www.oscarfloresdesignstudio.com

MALONEY RESIDENCE
327 EAST KINGS HIGHWAY
LOT 50, MONTEVISTA
SAN ANTONIO, TEXAS 78212

JOB No.:	MAL-OFDS-C.H.2022
CURRENT DATE:	MARCH 10, 2023
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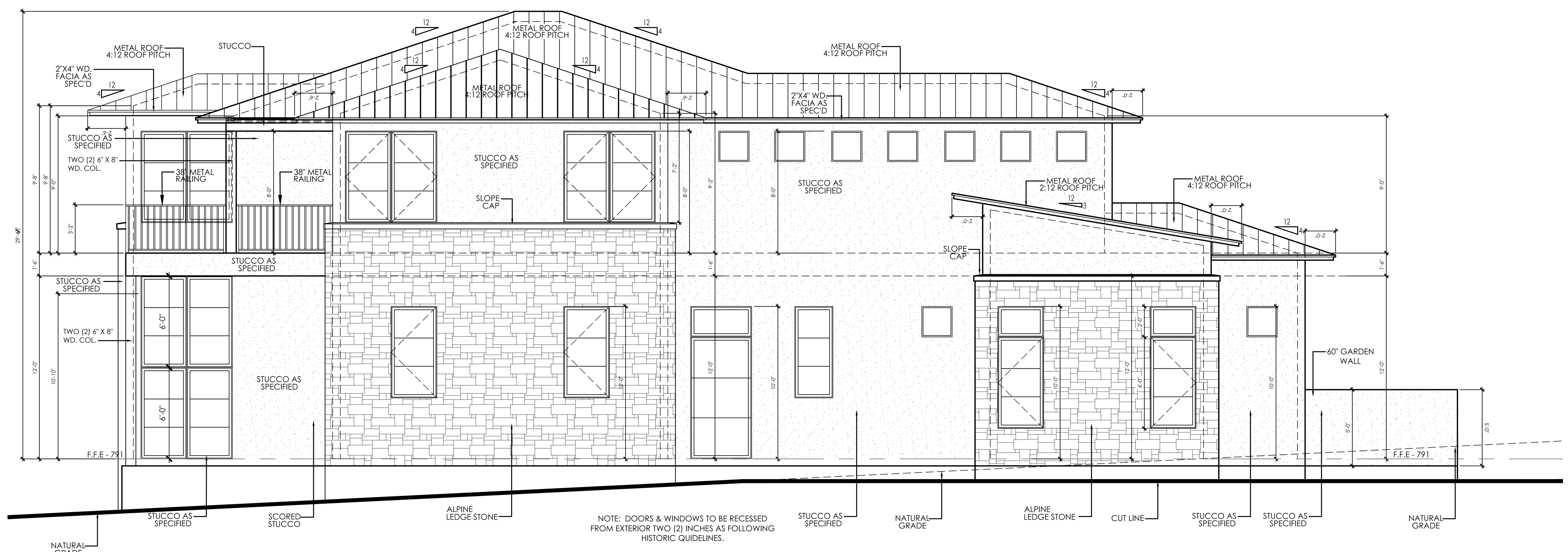
DRAWN / CHECKED BY:	O.E.F.

SHEET TITLE
FRONT & REAR ELEVATIONS

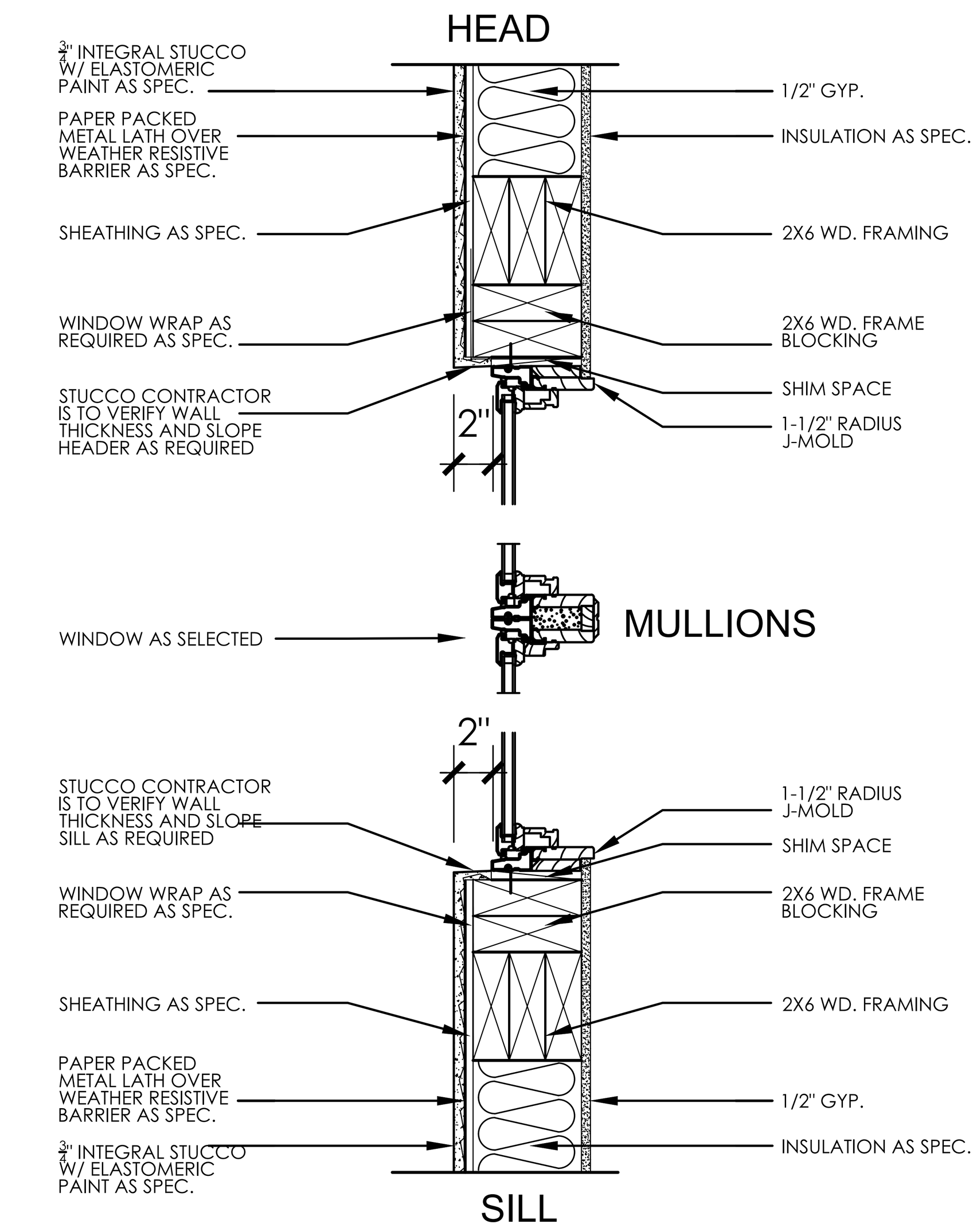
A.9
SHEET 7 OF 12

FINAL SET

NOT FOR CONSTUCTION



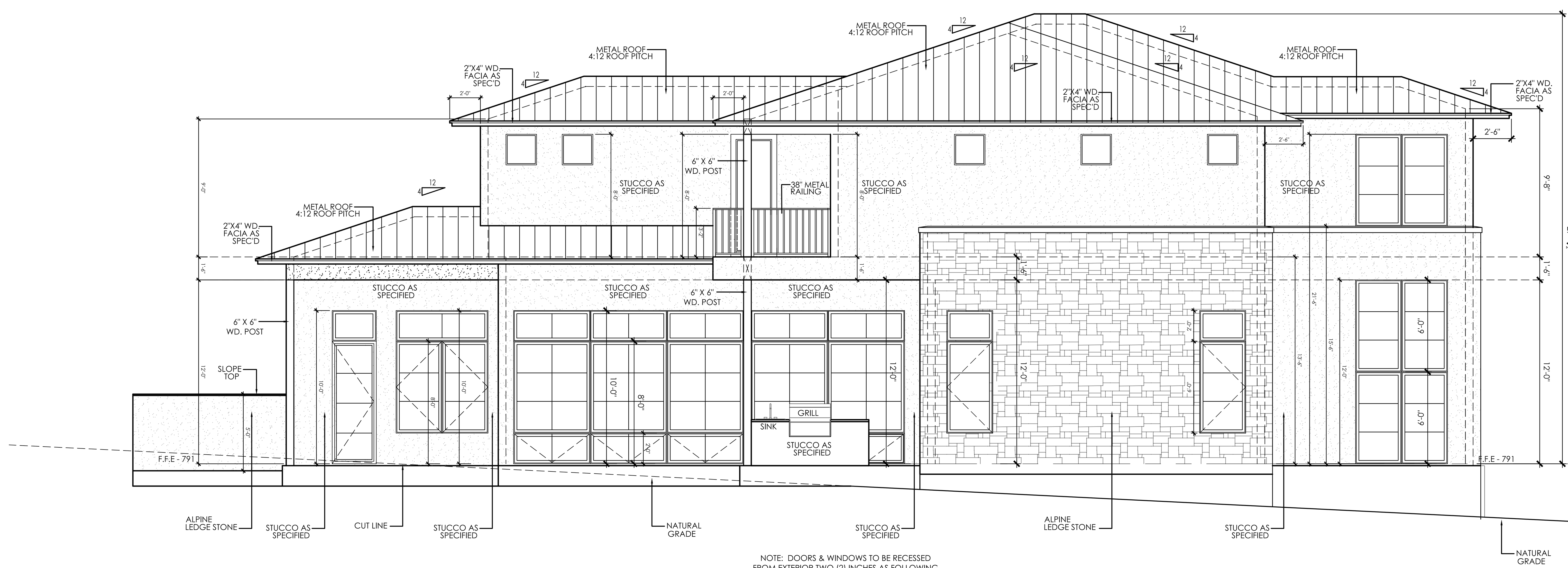
1 RIGHT ELEVATION
SCALE:1/4"=1'-0"



3 WINDOW HEADER & SILL DETAIL
SCALE:1-1/2" =1'-0"

NOTE:

1. REFER TO STRUCTURAL ENGINEER'S PLANS FOR ALL BEAM & POSTS SIZES, LOCATION/SPECIFICATIONS, AND FOR ALL RETAINING WALLS/DETAILS AND FOUNDATION BEAM DRAWINGS.
2. REFER TO LANDSCAPE DESIGN BY LANDSCAPE ARCHITECT FOR ALL FINISH GRADES, DRIVEWAYS, WALKWAYS, DRAINAGE, FLATWORK, HARDSCAPE, GRADING, TERRACES & LANDSCAPE RETAINING WALLS. BUILDER MUST VERIFY W/ OWNER & LANDSCAPE ARCHITECT.
3. 12" MAXIMUM EXPOSED FOUNDATION.
4. PROVIDE SLOPED METAL CAP AT ALL WING WALLS/GARDEN WALLS AND PARAPET WALLS. BUILDER VERIFY.
5. BUILDER VERIFY PROPER LOCATION AND EFFECTIVE DRAINAGE OF ALL GUTTERS AND OUTLET W/ RAINCHAIN WITH ROOFING COMPANY.



2 LEFT ELEVATION
SCALE:1/4"=1'-0"

NOT FOR CONSTUCTION

NOTE: WARNING: ALL OFDS house plans are copyrighted and may not be used by others in whole or in part.

OF DS
OSCAR E FLORES
DESIGN STUDIO

MALONEY
RESIDENCE
327 EAST KINGS HIGHWAY
LOT 50, MONTEVISTA
SAN ANTONIO, TEXAS 78212

JOB No.: MAL-OFDS-C.H.2022
CURRENT DATE.: MARCH 10, 2023
EXPERATION DATE: MARCH 01, 2023
DRAWN / CHECKED BY: O.E.F.

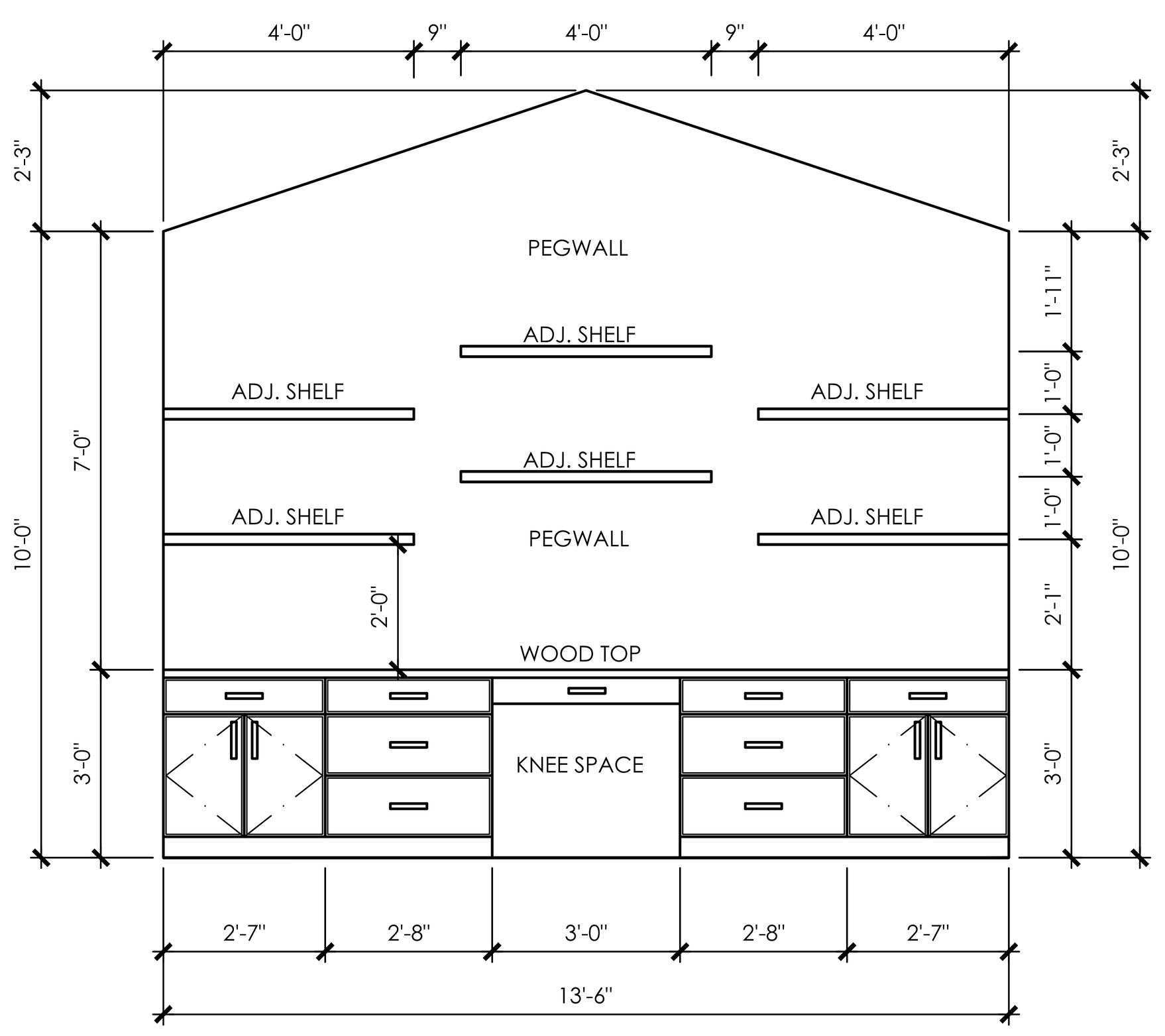
SHEET TITLE
RIGHT & LEFT SIDE ELEVATIONS

A.10
SHEET 8 OF 12

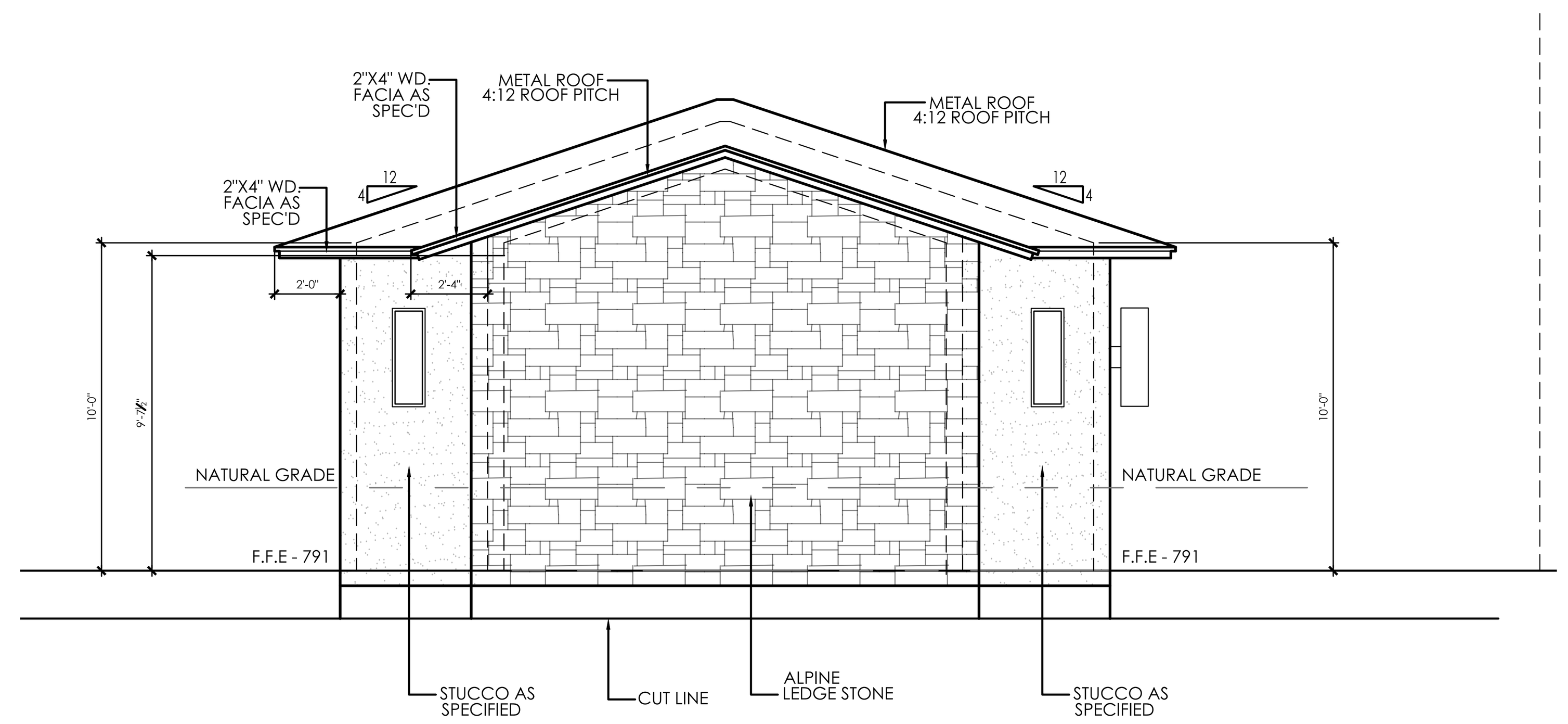
FINAL SET

REVISION 09.11.2023

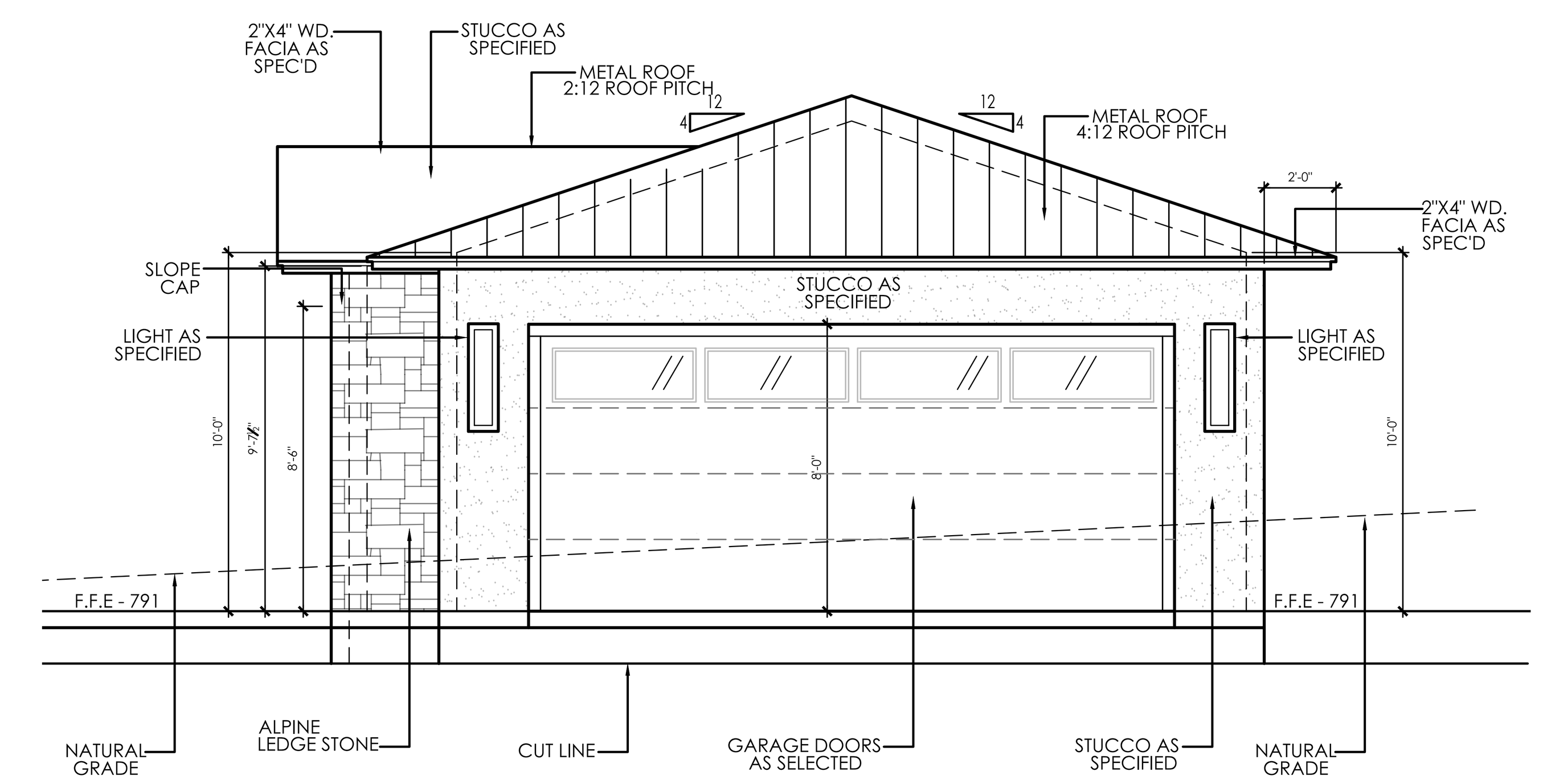
NOT FOR CONSTUCTION



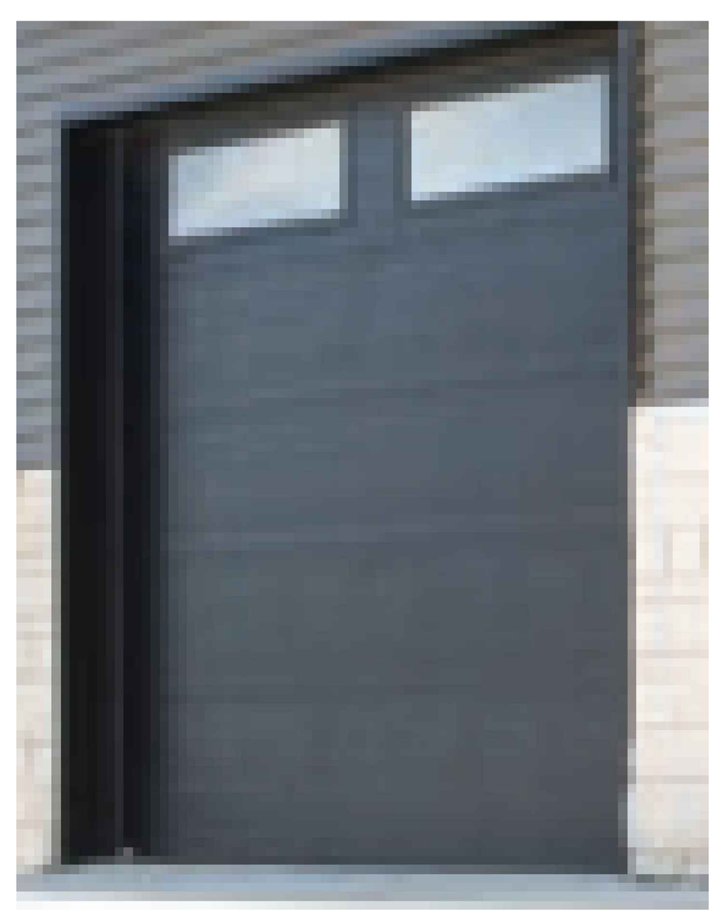
01 GARAGE
SCALE: 3/8" = 1'-0"



FRONT ELEVATION
SCALE:1/4"=1'-0"

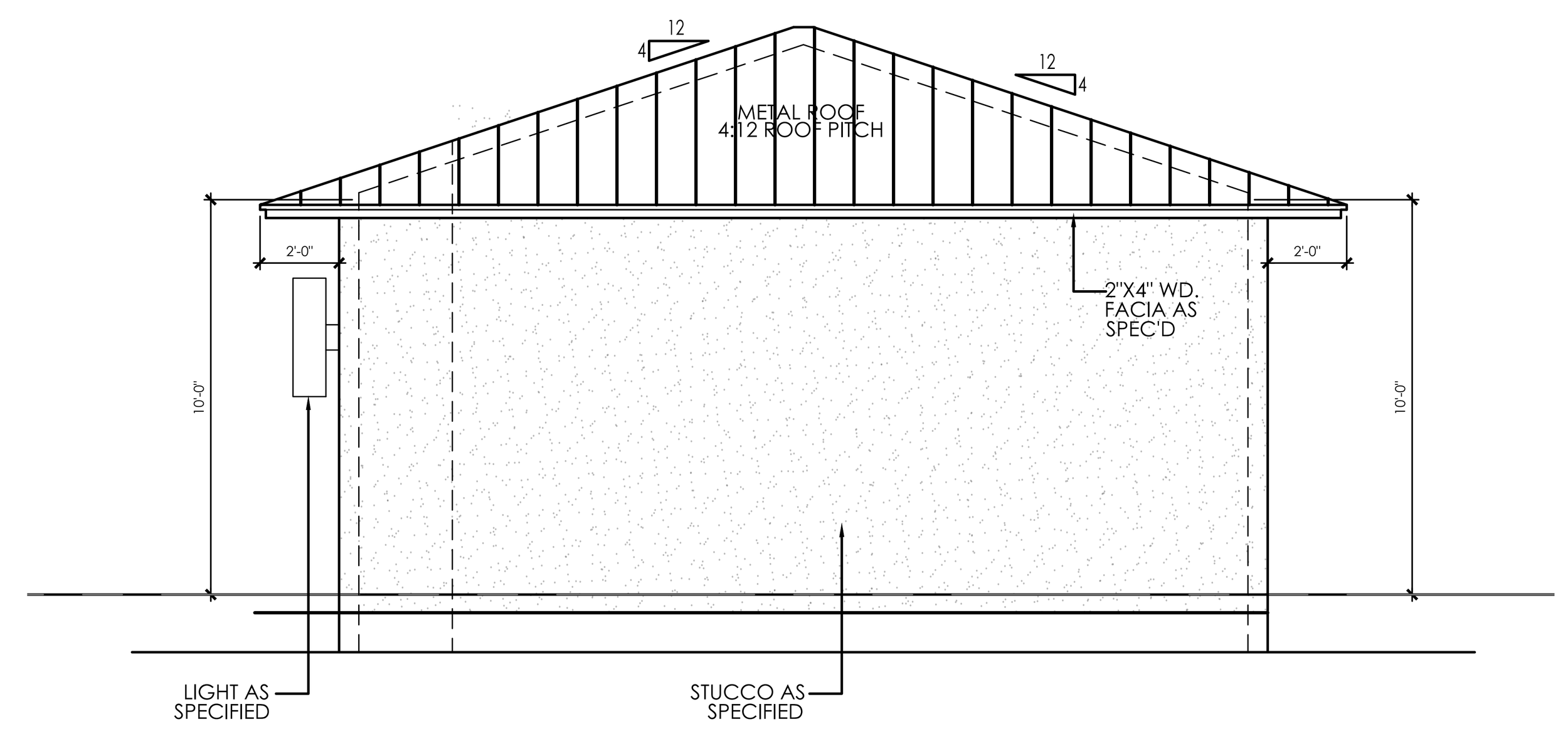


RIGHT SIDE ELEVATION
SCALE:1/4"=1'-0"

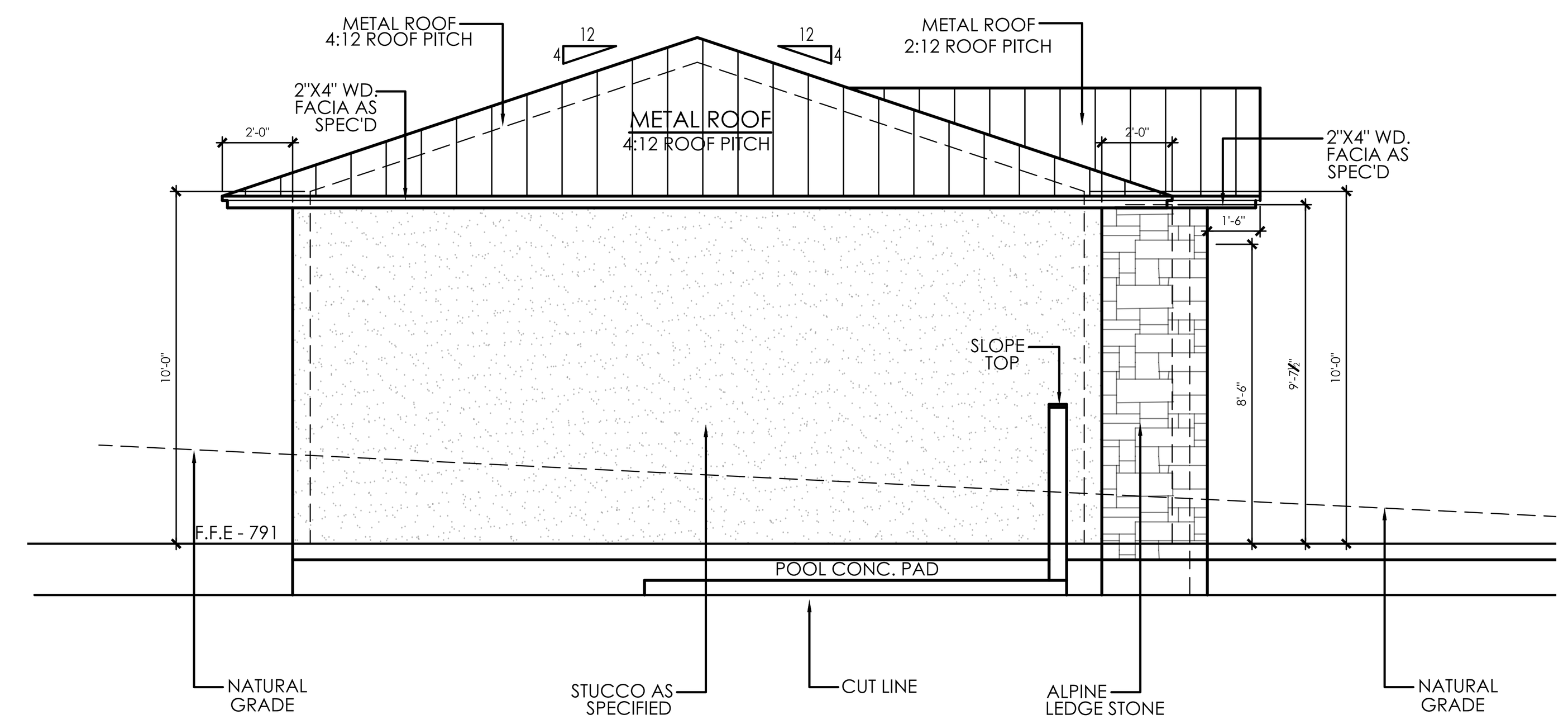


GARAGE DOOR

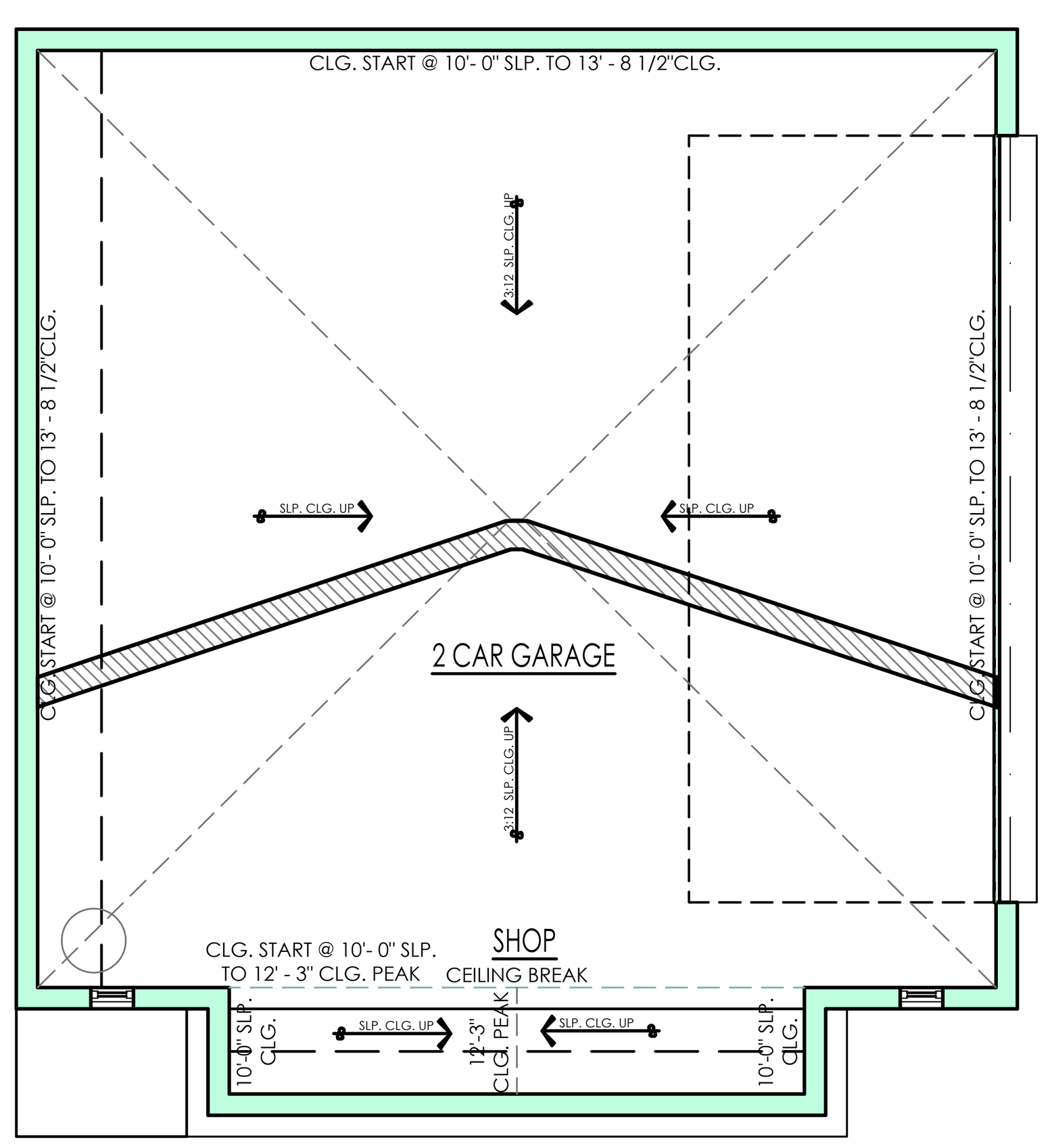
18'-0" X 8'-0" GARAGE DOOR
OVERHEAD DOOR CO.
INSULATED STEEL GARAGE DOOR
W/ TOP RECTANGULAR WINDOWS
COLOR: CARBON OAK PLANK



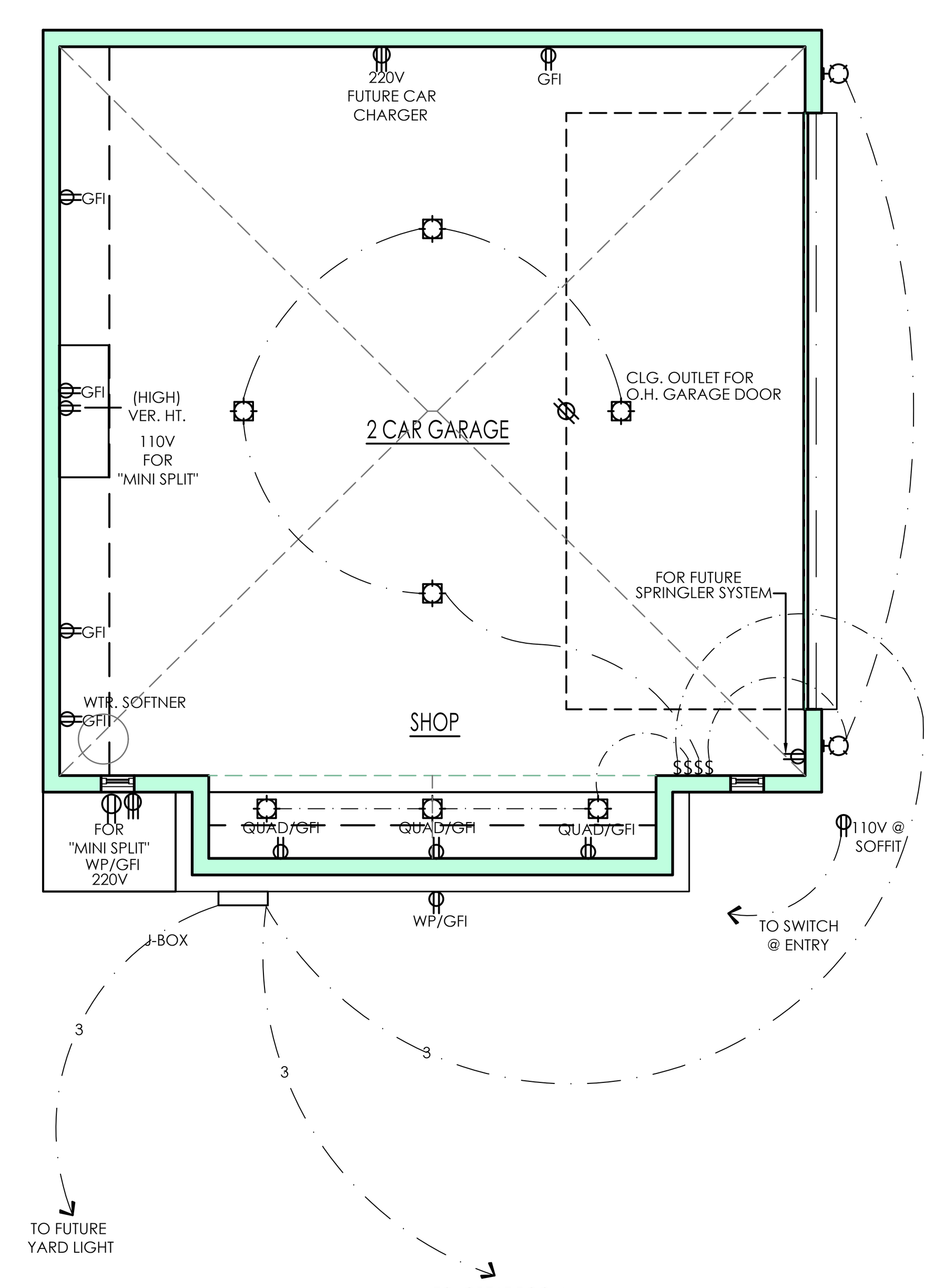
REAR ELEVATION
SCALE:1/4"=1'-0"



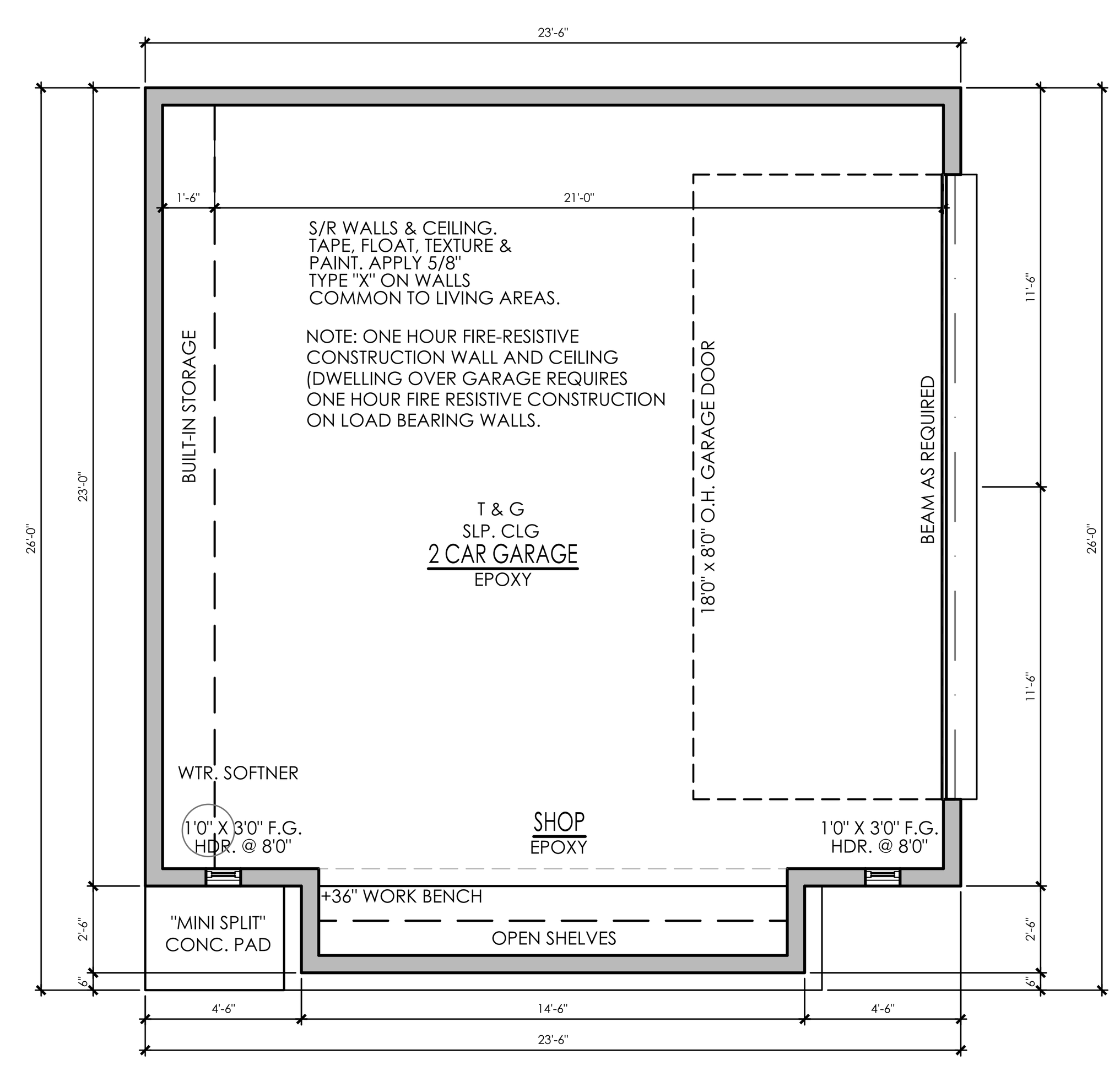
LEFT SIDE ELEVATION
SCALE:1/4"=1'-0"



GARAGE
CEILING FLOOR PLAN
SCALE:1/4"=1'-0"



GARAGE ELECTRICAL FLOOR PLAN
SCALE:1/4"=1'-0"



GARAGE FLOOR PLAN
SCALE:1/4"=1'-0"

REVISION 09.11.2023

NOT FOR CONSTUCTION

OF
DS
OSCAR E FLORES
DESIGN STUDIO
23119 WEST INTERSTATE 10 FRONTAGE SUITE 805 BUILDING 8, SAN ANTONIO, TEXAS 78257
MOBIL (210) 355.4546 . OFFICE (210) 679.4675 . FAX (210) 679.4698
oscareflores@ofdesignstudio.com . www.ofdesignstudio.com

MALONEY RESIDENCE

327 EAST KINGS HIGHWAY
LOT 50, MONTEVISTA
SAN ANTONIO, TEXAS 78212

JOB No.:	MAL-OFDS-C.H.2022
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DRAWN / CHECKED BY:	O.E.F.

SHEET TITLE
GARAGE FLOOR PLAN
GARAGE ELECTRICAL FLOOR PLAN
GARAGE CEILING FLOOR PLAN

A.13

FINAL SET

OSCAR E FLORES DESIGN STUDIO
23119 IH 10 WEST BLDG. 8 SUITE 805
SAN ANTONIO, TEXAS 78230
(210) 355-4546 (210) 679-4675
info@ofdesignstudio.com
www.ofdesignstudio.com

September 11, 2023

Re: 327 E Kings HWY, City of San Antonio TX
HDRC Case No.: 2023-321

To Whom It May Concern:

In response to the comments made by the Historic and Design Review Commission, received on 08.16.23, Oscar E. Flores Design Studio, is summiting the following response pertaining to its scope of work:

RESPONSE TO COMMENT # :

i. ***Diagram showing the height of the proposed structure in relation to the neighboring 2 story structure, including proposed foundation and floor heights based on findings f & g. –***

Ref: to sheet A.5. – Diagram has previously shown and is showing the information required.

ii. ***Simplify material palette and incorporate materials that are in keeping w/ the historic character based on finding j. –***

Ref: to sheet A.9 & A10. Exterior elevations indicate material type and location.
Refer to Exhibit 'D' – Exterior material specifications.

iii. ***Final Product details for exterior door & windows –***

Refer to sheet A.9 & A.10 – Header and Sill Detail.
Refer to Exhibit 'A' – Window specifications.
Refer to Exhibit 'B' – Door specifications.

iv. ***Window sizes, patterns, proportions, and trim and sill detailing that are consistent with Guidelines and historic precedents in the district as noted in finding I.***

Refer to sheet A.9 & A.10 – Header and Sill Detail.
Refer to Exhibit 'A' – Window specifications.

v. ***New construction incorporates architectural details that are respectful of the historic context and re consistent with the guidelines based on finding m.***

Refer to Sheet A.9 & A.10 – Front elevation show change of staircase design from previous design. The change was made with Monte Vistas ARC suggestions and approval from the last meeting. In the last HDRC meeting this was not brought up as an issue. Comments consisted in adjusting side elevation fenestrations which we have addressed. We have included an example of bay windows that are larger than what we have proposed and that is located at 250 Laurel Heights Pl.

vi. ***Product specifications of proposed porch Columns based on fining n.***

Refer to Exhibit 'E'

vii. ***Landscape elements based on finding r.***

Refer to sheet A.4 – Landscape plan for front and rear of property showing installation of native plants and hardscape.

viii. ***Garage door design and material based on finding x.***

Refer to Exhibit 'C'

ix. ***Setback standards as required by city zoning requirements.***

Refer to sheet A.3 – Site plan indicating setbacks per UDC Sec. 35-310-1 table, 35-310.05, 35-370 (b)

END OF RESPONSE:

Please feel free to contact me directly if you have any questions or concerns.

Kind Regards,

_____

Oscar E. Flores
Principal / Owner

EXHIBIT ‘A’

Section 08 54 00
Elevate® Casement and Awning Narrow Frame

Part 1 General

1.1 Section Includes

A. Elevate Casement and Awning Narrow Frame complete with hardware, glazing, weather strip, insect screen, grilles-between-the-glass and simulated divided lite.

B. Elevate Casement Narrow Frame Picture and Transom complete with hardware, glazing, weather strip, grilles-between-the-glass and simulated divided lite.

1.2 Construction Specification Institute (CSI) MasterFormat Numbers and Titles

A. Section 01 33 23 – Submittal Procedures: Shop Drawings, Product Data, and Samples

B. Section 01 62 00 – Product Options

C. Section 01 25 15 – Product Substitution Procedures

D. Section 01 65 00 – Product Delivery

E. Section 01 66 00 – Product Storage and Handling Requirements

F. Section 01 71 00 – Examination and Preparation

G. Section 01 73 00 - Execution

H. Section 01 74 00 – Cleaning and Waste Management

I. Section 01 75 00 – Starting and Adjusting

J. Section 01 76 00 – Protecting Installed Construction

K. Section 06 22 00 – Millwork: Wood trim other than furnished by door and frame manufacturer

L. Section 07 92 00 – Joint Sealants: Sill sealant and perimeter caulking

M. Section 08 71 00 – Door Hardware: Hardware other than furnished by door and frame manufacturer

N. Section 09 90 00 – Paints and Coatings: Paint and stain other than finish

1.3 References

A. ASTM, International:

1. **E283: Standard Test Method for Determining Rate of Air Leakage through Exterior Windows, Skylights, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen**
2. **E330: Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights, and Curtain Walls by Uniform Static Air Pressure Difference**
3. **E547: Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls, by Cyclic Air Pressure Difference**
4. **E2190: Standard Specification for Insulating Glass Unit Performance and Evaluation**
5. **C1036: Standard Specification for Flat Glass**
6. **E2112: Standard Practice for Installation of Exterior Windows, Doors, and Skylights**

B. North American Fenestration Standard (NAFS) - American Architectural Manufacturer's Association/Window and Door Manufacturer's Association/Canadian Standards Association (AAMA/WDMA/CSA 101/I.S.2/A440):

1. **AAMA/WDMA/CSA 101/I.S.2/A440-17: NAFS: North American Fenestration, Standard/Specification for windows, doors, and skylights**

C. Window and Door Manufacturers Association (WDMA)

1. WDMA I.S.4: Industry Standard for Water Repellent Preservative Treatment for Millwork
2. WDMA I.S.2: Hallmark Certification Program

D. Insulating Glass Certification Council (IGCC) and Fenestration Glazing Industry Alliance (FGIA) Glass Products Council (GPC)

E. Fenestration Glazing Industry Alliance (FGIA) – note: AAMA combined with IGMA and formed FGIA as of 08/01/2019

1. AAMA 2605: Voluntary Specification for High Performance Organic Coatings on Architectural Extrusions and Panels

F. National Fenestration Rating Council (NFRC):

1. **NFRC 101: Procedure for Determining Fenestration Product Thermal Properties**
2. NFRC 200: Procedure for Determining Solar Heat Gain Coefficients at Normal Incidence

G. Window Covering

1. **WCMA A100.0: American National Standard for Safety of Window Covering Products**

1.4 System Description

A. Design and Performance Requirements:

Product	Air Tested to psf	Water Tested to psf	Certification Rating	Design Pressure (DP)	Max Overall Width	Max Overall Height
Elevate Casement Narrow Frame	1.56	7.52	LC-PG50-C	50.13	36.000	71.125
Elevate Awning Narrow Frame	1.56	7.52	LC-PG50-AP	50.13	48.000	47.125
Elevate Casement Narrow Frame Picture/Transom	1.56	7.52	LC-PG50-AP	50.13	72.000	59.125
Elevate Casement Narrow Frame Picture/Transom	1.56	7.52	LC-PG50-AP	50.13	56.000	71.125

1.5 Submittals

A. Shop Drawings: Submit shop drawings under provision of CSI MasterFormat Section 01 33 23.

B. Product Data: Submit catalog data under provision of CSI MasterFormat Section 01 33 23.

C. Samples:

1. **Submit corner section under provision of CSI MasterFormat Section 01 33 23.**
2. **Include glazing system, quality of construction, and specified finish.**

D. Quality Control Submittals: Certificates: Submit manufacturer's certification indicating compliance with specified performance and design requirement under provision of CSI MasterFormat Section 01 33 23.

1.6 Quality Assurance

A. Requirements: Consult local code for IBC [International Building Code] and IRC [International Residential Code] adoption year and pertinent revisions for information on:

1. **Egress, emergency escape and rescue requirements.**
2. **Basement window requirements.**
3. **Windows fall prevention and/or window opening control device requirements.**

1.7 Delivery

A. Comply with provisions of CSI MasterFormat Section 01 65 00.

B. Deliver in original and protect from weather.

1.8 Storage and Handling

A. Prime and seal wood surfaces, including to be concealed by wall construction, if more than thirty (30) days will expire between delivery and installation.

B. Store window units in an upright position in a clean and dry storage area above ground to protect from weather under provision of CSI MasterFormat Section 01660.

1.9 Warranty

The following limited warranty is subject to conditions and exclusions. There are certain conditions or applications over which Marvin has no control. Defect or problems as a result of such conditions or applications are not the responsibility of Marvin. For a more complete description of the Marvin limited warranty, refer to the complete and current warranty information available at http://www.marvin.com/support/warranty.

A. Clear insulating glass with stainless steel spacers is warranted against seal failure caused by manufacturing defects and resulting in visible obstruction through the glass for twenty (20) years from the original date of purchase. Glass is warranted against stress cracks caused by manufacturing defects from ten (10) years from the original date of purchase.

B. Hardware and other non-glass components are warranted to be free from manufacturing defects for ten (10) years from the original date of purchase.

Part 2 Products

2.1 Manufactured Units

A. Description: Elevate Casement/Awning Narrow Frame operating exterior swinging windows on Casement and a top pivoting awning (and related stationary or picture units) as manufactured by Marvin Windows & Doors, West Fargo, North Dakota.

2.2 Frame Description

A. Interior: Clear pine exposed surfaces

1. **Kiln-dried to moisture content no greater than twelve (12) percent at the time of fabrication**
2. **Water repellant, preservative treated in accordance with ANSI/NWWDA I.S.4.**

B. Exterior: Fiberglass reinforce Ultrex®, 0.080” (2mm) thick.

C. Composite frame thickness: 1 13/16” (46mm)

D. Frame width: 3 1/4” (83mm)

E. Frame Expander accessory is an insert kit shipped as ready-to-install.

1. **Insert kit includes four fabricated frame expander components, including head-jamb, sill and both jamb components.**
2. **Included in both 1” and 3” frame expander options.**

2.3 Sash/Panel Description

A. Interior: Pine

1. **Kiln-dried to moisture content no greater than twelve (12) percent at time of fabrication**
2. **Water repellant preservative treated in accordance with ANSI/NWWDA I.S.4.**

B. Exterior: Fiberglass reinforced Ultrex®, 0.080”(2mm) thick

C. Composite sash thickness: 1 17/32” (39mm)

2.4 Glazing

A. Select quality complying with ASTMC1036. Insulating glass SIGMA/IGCC certified to performance level CBA when tested in accordance with ASTM E2190

B. Glazing Method: 11/16” (17mm) insulated glass

C. Glass Type: Low E1, E2, E3, E3/ERS air or Argon gas

D. Glass Type Options: Obscure Glass or California Fire Glass (Annealed exterior and tempered interior glazing configuration), Rain Glass, Glue Chip, Narrow, Reed, Frost, Bronze Tint, Gray Tint, Green Tint.

E. Glazing Seal: Silicone bedding on both interior and exterior surfaces

F. Glazing option: STC/OITC upgrade

2.5 Finish

A. Exterior:

1. **Pultruded Fiberglass.**
2. **Factory baked on acrylic urethane.**
3. **Meets AAMA 624-10 requirements.**
4. **Color: Stone White, Pebble Gray, Bronze, Cashmere, Gunmetal, Ebony.**

B. Interior:

1. **Bare treated pine.**
2. **Optional white, clear interior, or designer black interior factory finish.**

2.6 Hardware

A. Lock: Multipoint locking mechanism is actuated from a single point of operation. The lock mechanism is concealed with only the actuator handle and escutcheon being visible to the interior.

B. Hinges: Concealed stainless steel track and injection molded shoe.

C. Handle: Die cast detachable folding handle.

D. Roto Gear Operator: E-Gard™coated hinge arm and housing mechanism.

E. Snubber: Pulls the sash tight to the frame and provides positive engagement to keep the sash in place under structural loads.

F. Color: Applies to handle and locking hardware:
   1. White, Almond Frost, Brass, Satin Nickel, Oil Rubbed Bronze, Matte Black.

2.7 Optional Hardware

A. Coastal hardware is available.

B. Casement Window Opening Control Device-Factory Applied

   1. **Minimum frame OSM: 17 27/32" (453mm) x 24" (610mm).**
   2. **Maximum frame OSM: 36" (914mm) inch x 71 1/8" (1807mm).**
   3. **WOCD locking assembly: factory installed. Die cast. Color: White and Almond Frost, and Black**
   4. **WOCD tether assembly: factory installed. Glass filled nylon. Color: E-Guard color match.**

C. Sash Limiter – 3" Travel – Factory or Field Applied.
   1. **Custodial and Non-Custodial Options Available**
   2. **Coastal Hardware**
   3. **Casement minimum frame OSM: 23" (584mm) x 24" (610mm)**
   4. **Casement maximum frame OSM: 36" (914mm) x 71 1/8" (1807mm)**
   5. **Awning min frame OSM: 24" (610mm) x 23" (584mm)**
   6. **Awning max frame OSM: 48" (1219mm) x 47 1/8" (1197mm)**
   7. **Units with sash limiters do not meet egress criteria.**

D. Casement Egress Hinges

   1. Egress hinges are required on Casement IO sizes between 26 ½"- 29.359" to meet egress requirements.

2.8 Weather Strip

A. All units are dual (primary and secondary) weather strip

1. **The primary weather strip is extruded PVC foam filled bulb that attaches to all four sides of frame by a kerf in Ultrex. Provides seal between wood on sash and frame on Ultrex.**
2. **The secondary weather strip is an extruded PVC hollow bulb that attaches to a kerf in the sash and provides a seal between the sash Ultrex and frame Ultrex.**

B. Color

1. **Black**

2.9 Insect Screen

A. Screen mesh

1. **18 by 16: Charcoal color fiberglass (non-corrosive)**
2. **Spring loaded pins for installation**

B. Roll formed aluminum frame

1. **Color: Almond Frost and White, Optional: Ebony**
2. **Option: Wood veneer screen**

2.10 Simulated Divided Lites (SDL)

A. 7/8” (22mm) wide. Available with optional spacer bars

1. **Exterior muntins: Ultrex finished to color match exterior**
2. **Interior muntins: Bare pine wood or optional white, clear interior, designer black interior finishes.**
    a. **Pattern:**
    b. **Rectangle**
    c. **9 lite Prairie cut with 4” DLO corners**
    d. **6 lite top or bottom Prairie cut with 4” DLO corners**
    e. **6 lite left or right Prairie cut with 4” DLO corners**
    f. **Cottage style up to 2H with specified DLO height (4” min)**
    g. Size limitations may apply to Prairie and Cottage lite cut availability

h. **Simulated Check rail option: 2 11/32” (60mm). Available with optional spacer bars.**

2.11 Grilles-Between-the–Glass (GBG)

A. Manufactured from aluminum in a 23/32” (18mm) wide contoured profile placed between the two panes of glass.

1. **Colors:**
   a. **Interior: White, Bronze, Black**
   b. Exterior: White, Pebble Gray, Bronze, Cashmere, Gunmetal, or **Ebony**

2. **Patterns:**
   a. **Rectangular**
   b. **9 lite Prairie cut with 4” DLO corners**
   c. **6 lite top or bottom Prairie cut with 4” DLO corners**
   d. **6 lite left or right Prairie cut with 4” DLO corners**
   e. **Cottage style up to 2H with specified DLO height (3” min)**
   f. **Size limitations may apply to Prairie and Cottage lite cut availability**

2.12 Accessories and Trim

A. Exterior Casing:

1. **Non-integral to the unit – fastened to the exterior wall with barb and kerf.**
2. **2” (51mm) Brick Mould Casing available as a full surround or with sill nosing**
3. **3 1/2” (89mm) Flat Casing as a full surround or with sill nosing; available with 1” (25mm) ranch-style header overhang**
4. **Color: Stone White, Pebble Gray, Bronze, Cashmere, Gunmetal, Ebony**

B. Installation Accessories:

1. **Mullion kit: Mullion kit for field assembly of units – Kit includes: Aluminum mull pin, Sealant foam tape, Exterior mullion cover, Interior mull trim, Mull screws, Mull bracket, Mull bracket screws**

Part 3 Execution

3.1 Examination

A. Verification of Condition: Before installation, verify openings are plumb, square and of proper dimensions as required in CSI MasterFormat Section 01 71 00. Report frame defects or unsuitable conditions to the General contractor before proceeding.

B. Acceptance of Condition: Beginning on installation confirms acceptance of existing conditions.

3.2 Installation

A. Comply with CSI MasterFormat Section 01 73 00.

B. Assemble and install window/door unit(s) according to manufacturer's instruction and reviewed shop drawing.

C. Install sealant and related backing materials at perimeter of unit or assembly in accordance with CSI MasterFormat Section 07 92 00 Joint Sealants. Do not use expansive foam sealant.

D. Install accessory items as required.

E. Use finish nails to apply wood trim and mouldings.

3.3 Field Quality Control

A. Remove visible labels and adhesive residue according to manufacturer's instruction.

B. Unless otherwise specified, air leakage resistance tests shall be conducted at a uniform static pressure of 75 Pa (~1.57 psf). The maximum allowable rate of air leakage shall not exceed 2.3 L/sm^2 (~0.45 cfm/ft^2).

C. Unless otherwise specified, water penetration resistance testing shall be conducted per AAMA 502 and ASTM E1105 at 2/3 of the fenestration products design pressure (DP) rating using "Procedure B" – cyclic static air pressure difference. Water penetration shall be defined in accordance with the test method(s) applied.

3.4 Cleaning

A. Remove visible labels and adhesive residue according to manufacturer's instruction.

B. Leave windows and glass in a clean condition. Final cleaning as required in CSI MasterFormat Section 01 74 00.

3.5 Protecting Installed Construction

A. Comply with CSI MasterFormat Section 07 76 00.

B. Protecting windows from damage by chemicals, solvents, paint or other construction operations that may cause damage.

End of Section

EXHIBIT ‘B’

Coastline Entry Door

Unit Features

Product Name: Coastline Entry Door

- Inswing Entry Door
- Outswing Entry Door (Transom available)
- Entry Door Sidelite (Transom available)

Abbreviation: COIFD ES IZ4, COOFD ES IZ4, COFD ES SL IZ4

Frame:

- .094" typical wall depth
- 4.688" frame depth
- Installation screw holes are pre-punched for easy installation
- Optional Color Finishes:
  - Stone White
  - Bronze
  - Ebony
  - Walnut
  - Hazelnut
  - Red Cinnamon
  - English Oak
  - White Kynar
  - Bronze Kynar
  - Black Kynar
  - Custom Colors available

Panels:

- Solid bottom panel available
- Operator
  - Top Rail: 4" or 8"
  - Bottom Rail: 4” or 8”
  - Stile: 4”
- Sidelite
  - Top Rail: 4" or 8"
  - Bottom Rail: 4” or 8”
  - Stile: 2” or 4“
- Ogee Glass Stops available
- Prepared for Exterior Iron Grills available

Swing/Style Options:

- Hinge Right & Hinge Left Inswing
- Hinge Right & Hinge Left Outswing
- Sidelite
- Transom

Hardware:

- 3 point lock on all active doors
- Electric Strike available
- Panic Hardware available (Outswing only)
- Closer available

Handle Options:

- Contemporary
- Traditional
- San Carlos
- Offset Ladder Pull
- Rectangular Offset Ladder Pull
- Ornamental Pulls
- Commercial Tubular Pulls
- Custom Handle Sets

- Hinge Finish Options:
  - Satin Nickel
  - Dark Bronze
  - Polished Chrome
  - Polished Brass
  - Black

Sill:

- Standard (only available on Outswing or Sidelite)
- Low-Rise (only available on Outswing or Sidelite)
- Inswing (only available on Inswing)
- ADA (only available on Outswing)

Divided Lites Options:

- 1 Lite
- True Divided Lites (Designs include optional 1" Ogee; 1" or 2" Flat; 1" or 2" Square)
- Ornamental (with or without Solid Bottom Panel/TDL)
- Solid (Sheet Metal, Louvers, or Stacked Muntin)
- Prepared for Exterior Iron Grill Available
- Custom and Arch Applied Designs (2", 3", 4", 5", 6", or 8" Square)

Weather Strip:

- Fully weather stripped throughout providing a tight seal to prevent water and air infiltration.

Glass and Glazing:

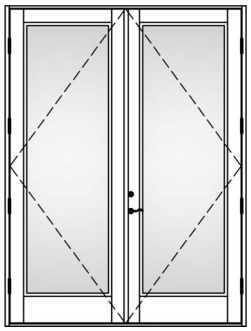
- Glass Options:
  - 7/16" HS Laminated PVB
  - 7/16" HS Laminated SGP
  - 9/16" HS Laminated SGP (only available on Outswing or Sidelite)
  - 1" Insulated Laminated PVB (only available on Outswing or Sidelite)
  - 1" Insulated Laminated SGP
- Glass Tint Options:
  - Clear
  - Grey Tint
  - Bronze Tint
  - Green Tint
  - Azurelite Blue Tint
  - LoE 366 Clear
  - LoE 366 Grey
  - LoE 366 Bronze
  - LoE 366/ I-89
- Options:
  - White Interlayer
  - Pat 62 Obscure
  - Rain
  - Glue-Chip
  - Double tint
  - Neat

Maximum Guidelines

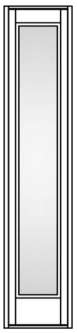
PRODUCT ABBREVIATION	MAX FRAME AREA (sq ft)	MAX FRAME WIDTH (in)	MAX FRAME HEIGHT (in)	MAX DESIGN PRESSURE (PSF)	OPERATION
COIFD ES IZ4	36	39-3/8	132-5/8	+ 55 / -80	X
	70	76	132-5/8	+ 50 / -50	XX
COOFD ES IZ4	52	52	144	+ 80 / -80	X
	101	101-3/8	144	+ 80 / -80	XX
COFD ES SL IZ4	44	60	132-5/8	+ 80 / -80	FIXED
Max Area Cannot Be Exceeded, Reference Florida Product Approvals For Actual Design Pressure					

Configurations

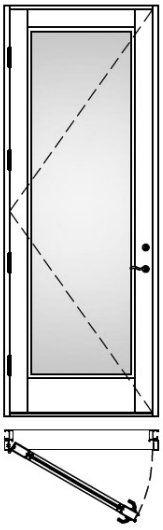
Single
French Door



Double
French Door

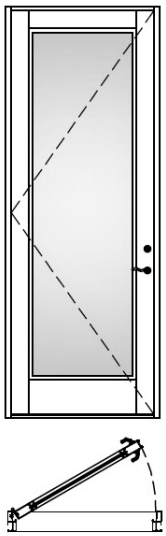


French Door
Sidelite

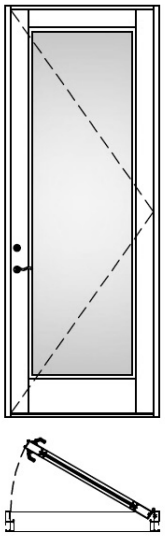


Hinge Left
Outswing

Hinge Right
Outswing

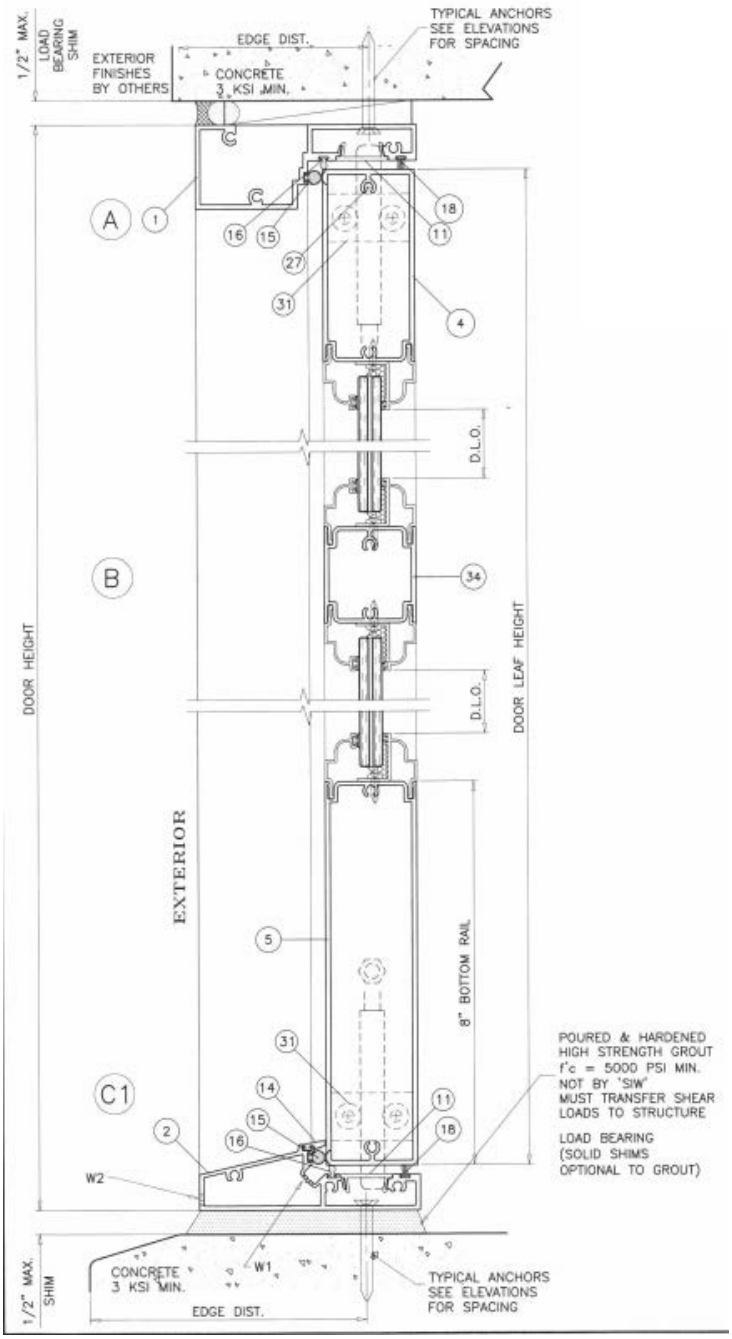


Hinge Left
Inswing

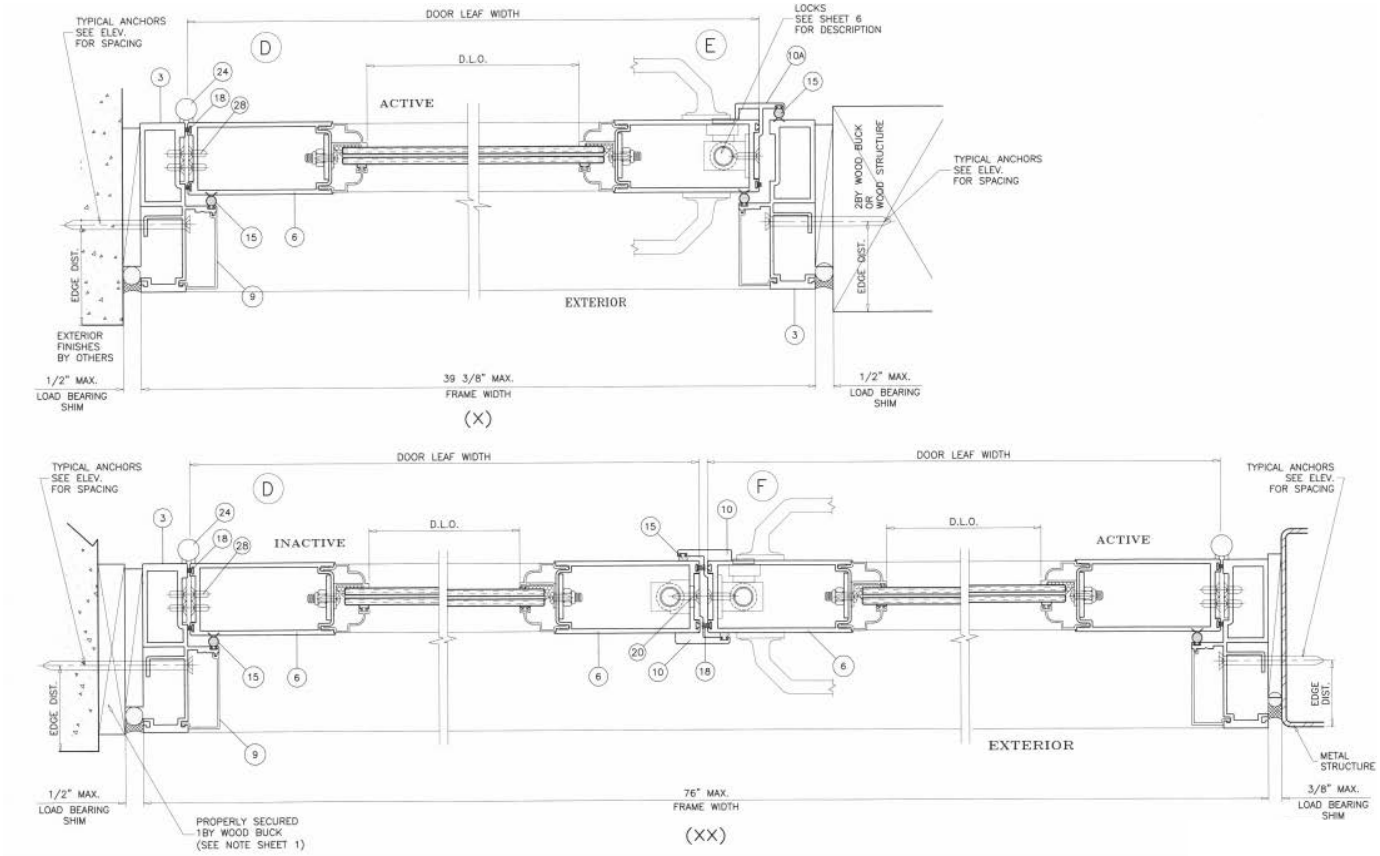


Hinge Right
Inswing

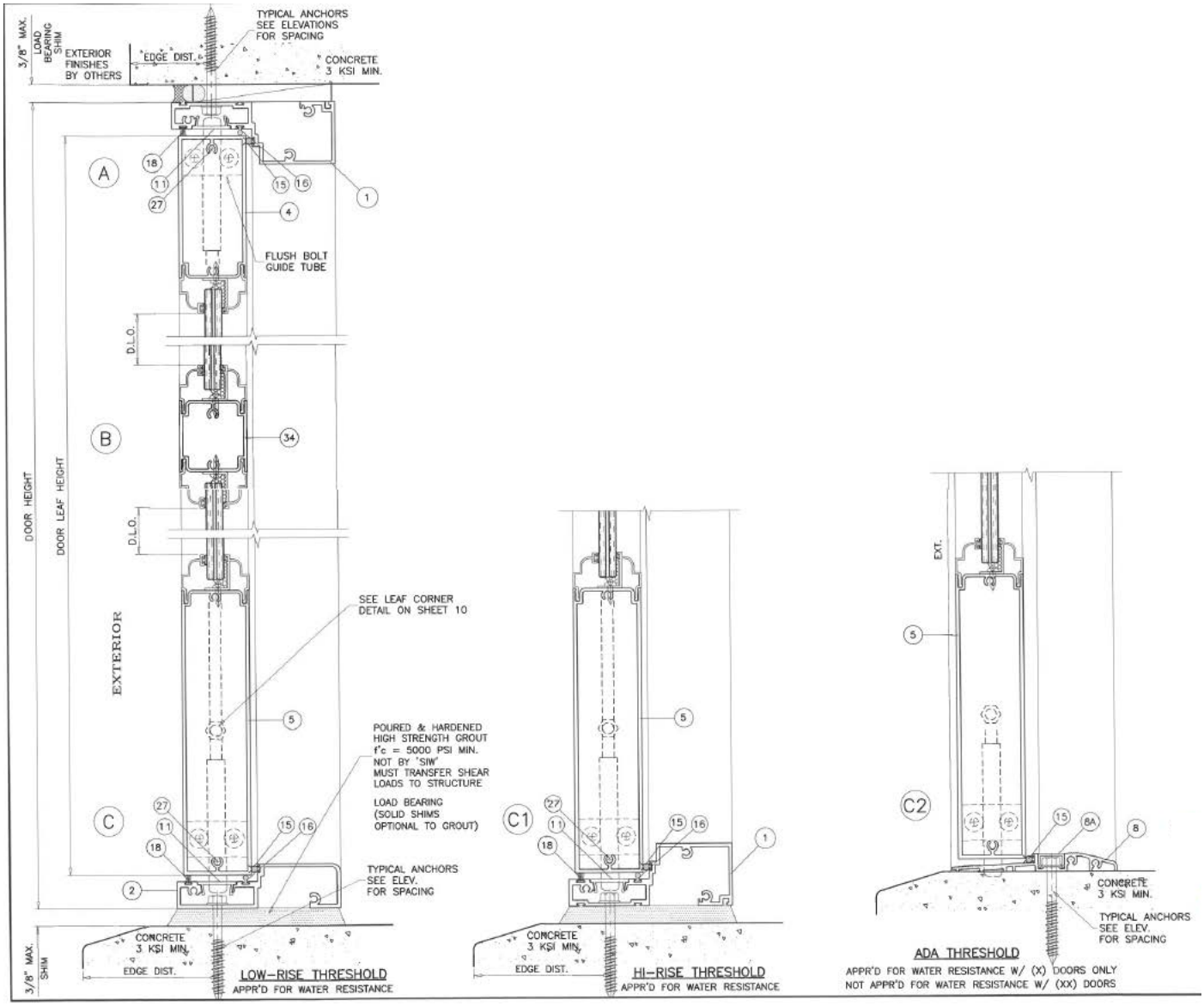
Section Details Inswing



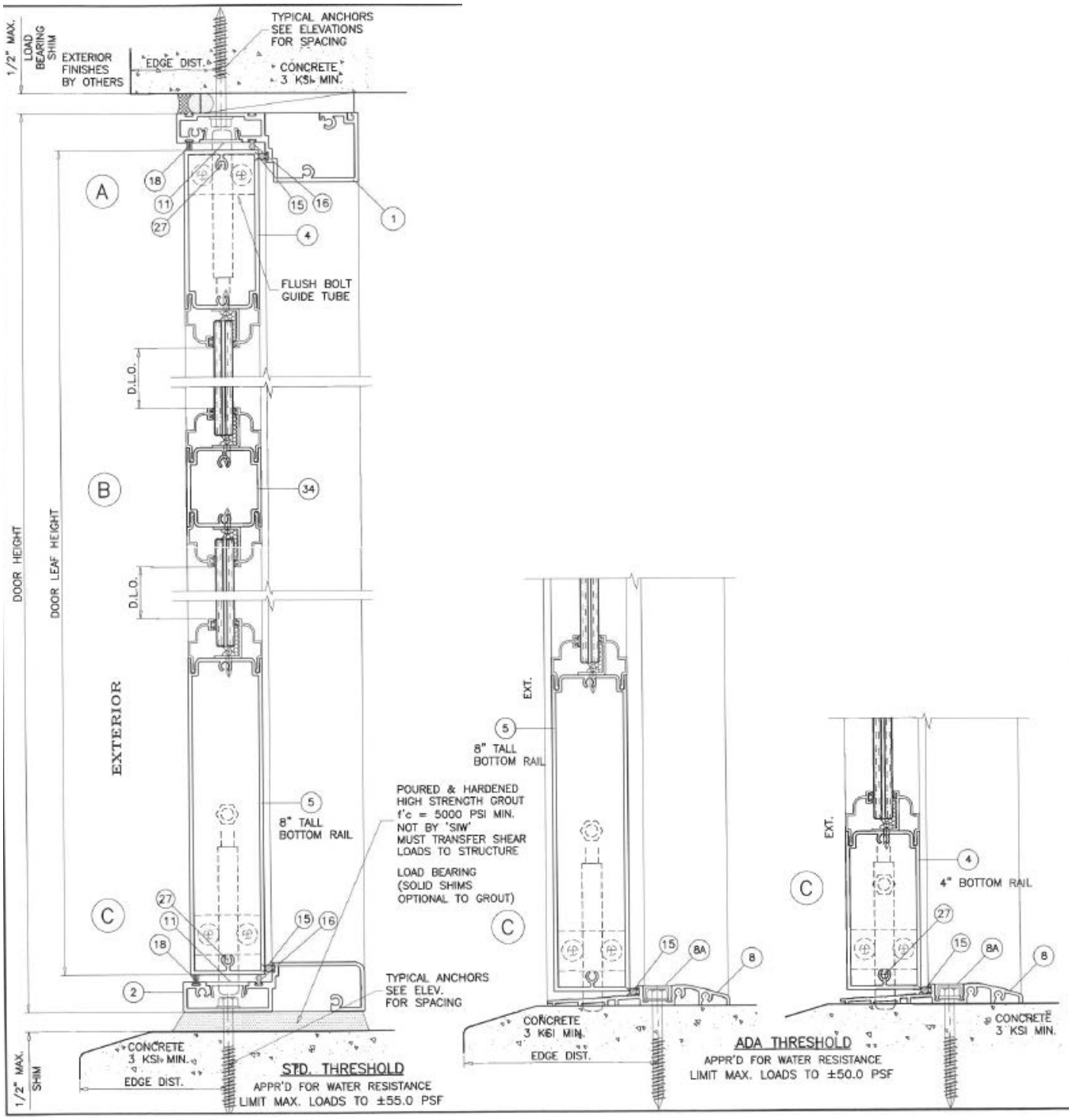
Section Details Inswing



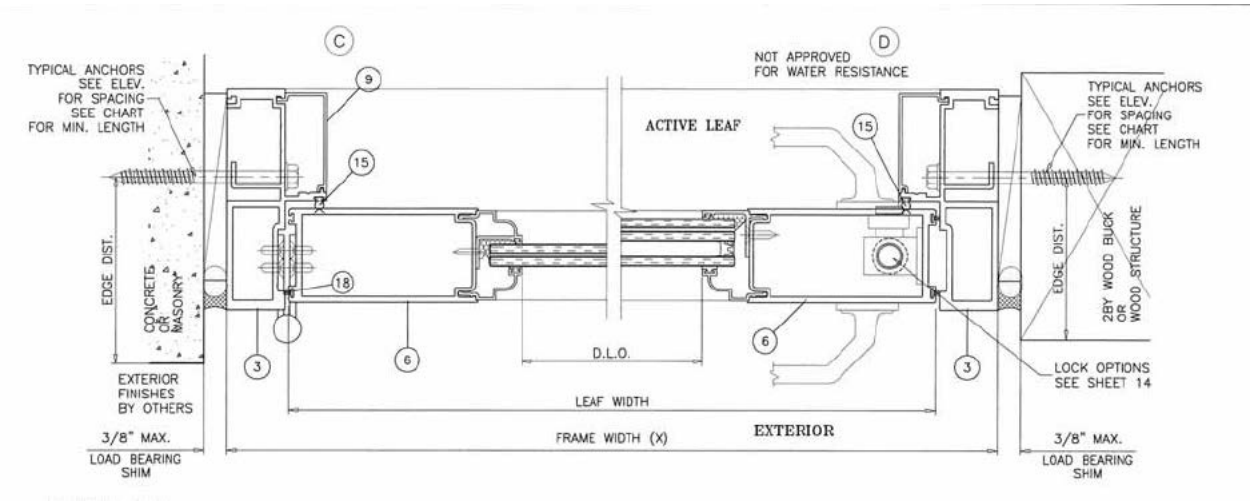
Section Details Outswing

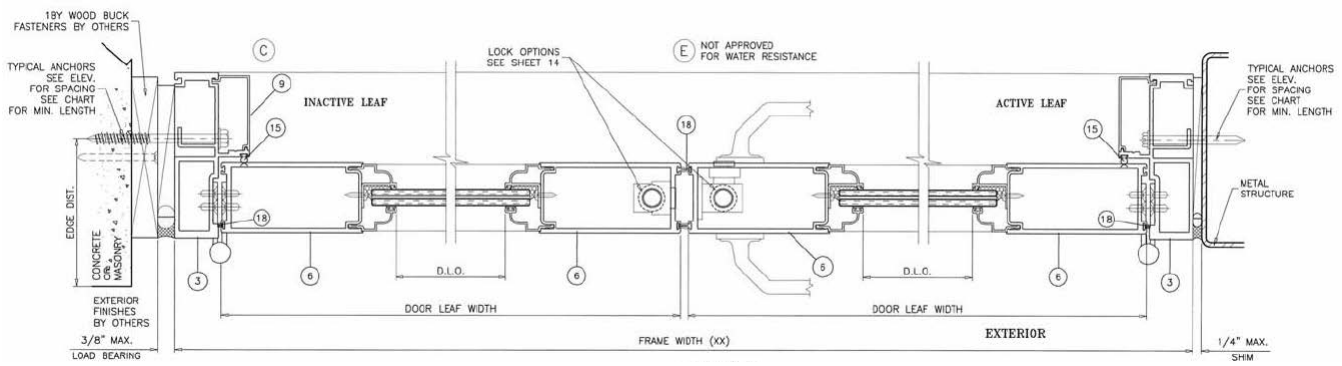


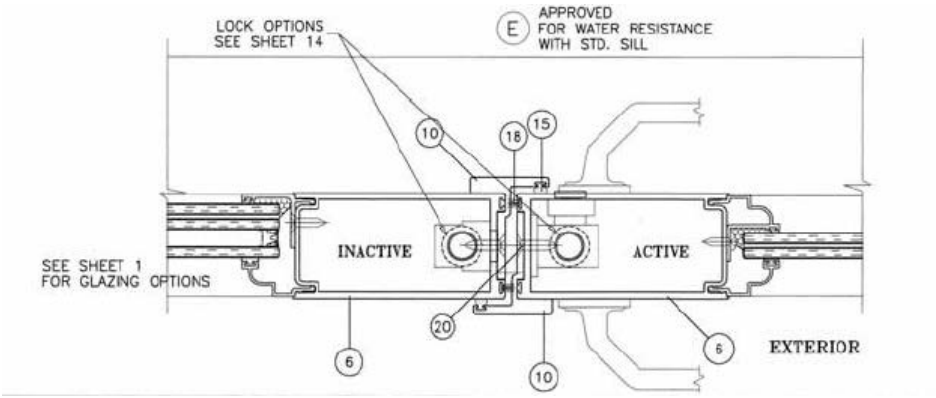
Section Details Outswing



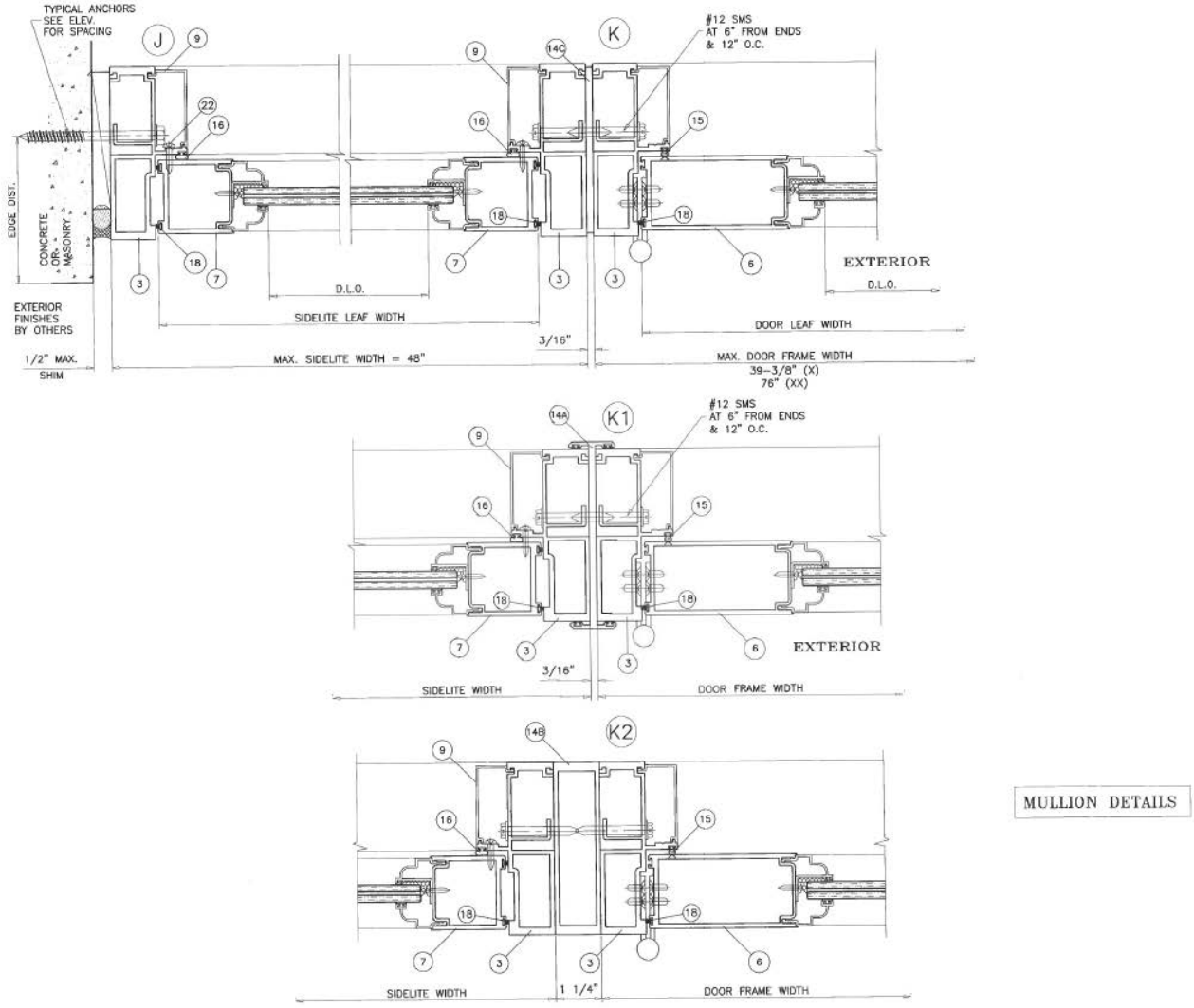
Section Details Outswing





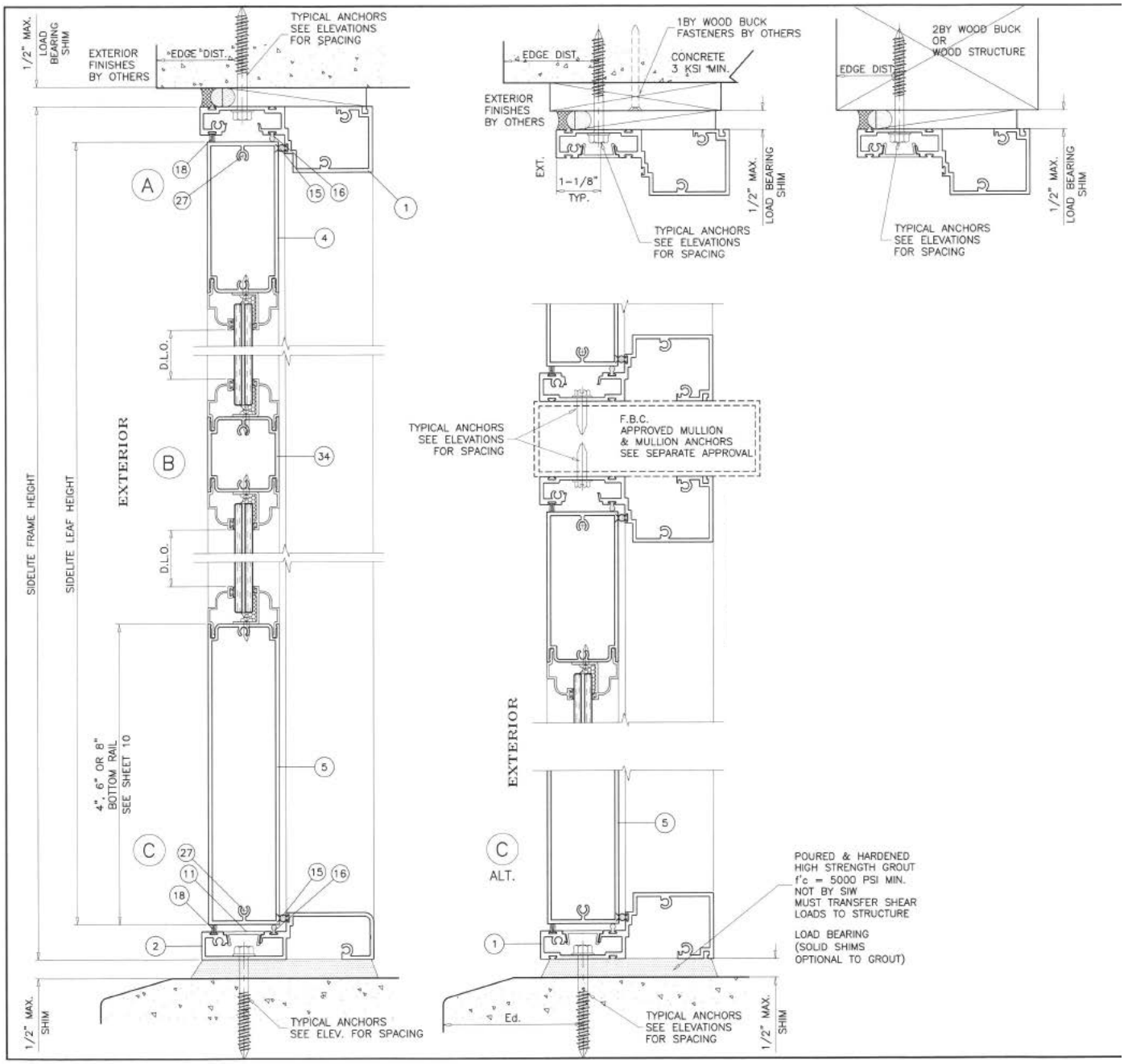


Section Details Mulling

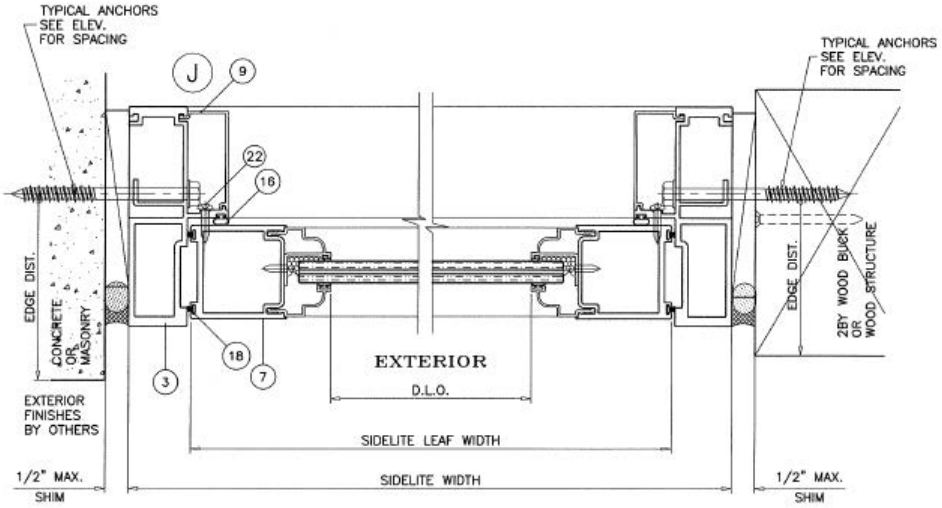


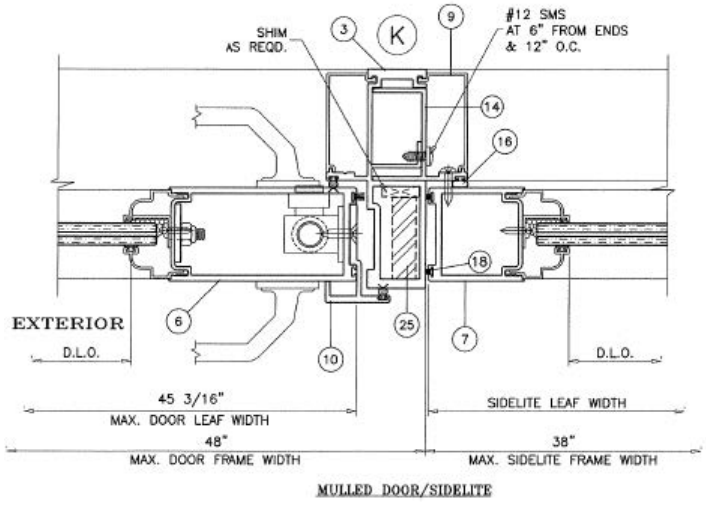
MULLION DETAILS

Section Details Sidelite



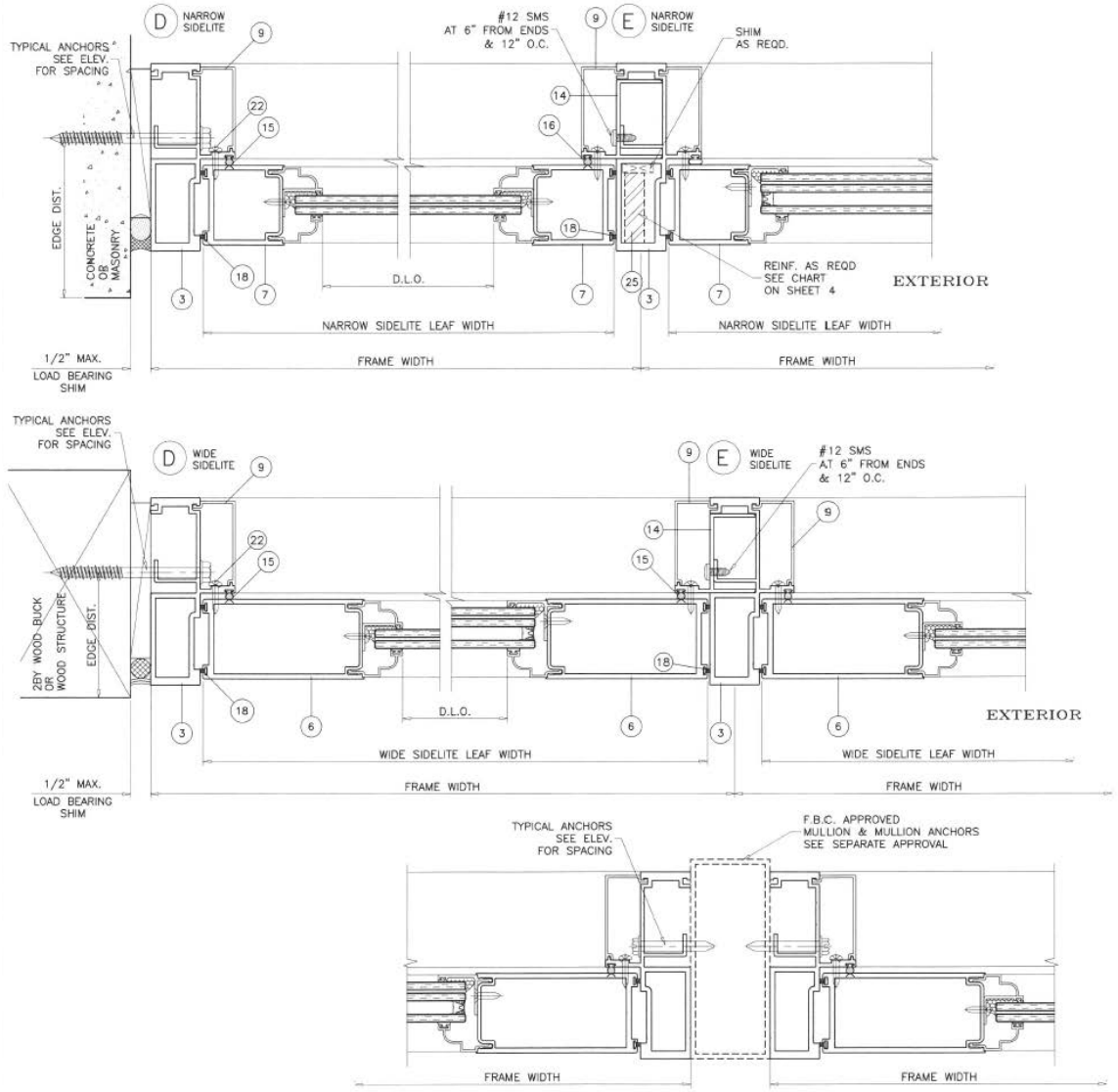
Section Details Sidelite/Transom



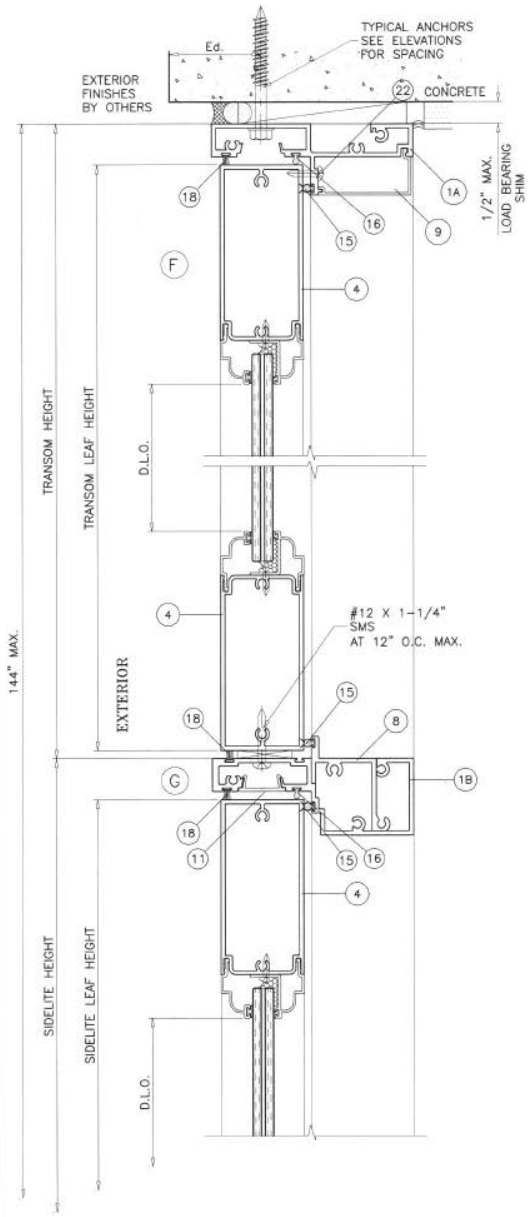


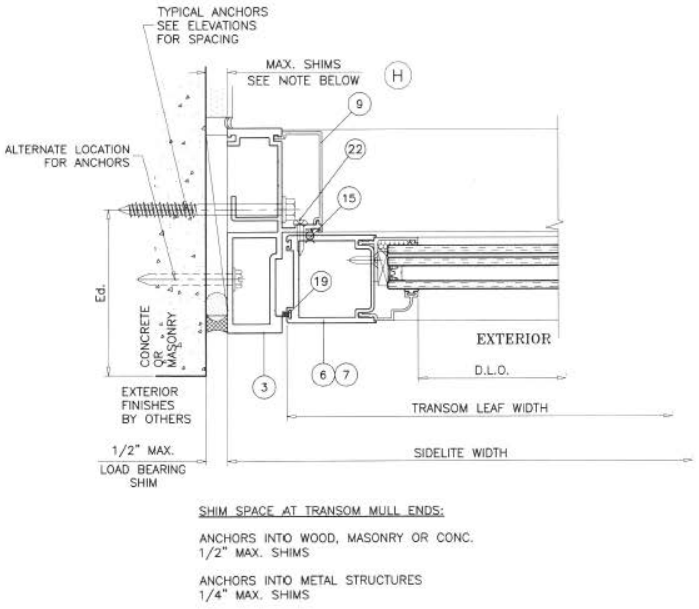
MULLED DOOR/SIDELITE

Section Details Sidelite/Transom



Section Details Sidelite/Transom Mull





SHIM SPACE AT TRANSOM MULL ENDS:

ANCHORS INTO WOOD, MASONRY OR CONC.
1/2" MAX. SHIMS

ANCHORS INTO METAL STRUCTURES
1/4" MAX. SHIMS

Coastline Multi-Slide Door

Unit Features

Product Name: Coastline Multi-Slide Door IZ4

Product Series:

- COMSD 4.562 IZ4 (Residential and Hi-Rise formerly known as 600KM)
- COMSD 3.187 IZ4 (Formerly known as 600KM-12)
- COMSD 3.187 CNR IZ4

Abbreviation: COMSD 4.562 IZ4, COMSD 3.187 IZ4, COMSD 3.187 CNR IZ4

Frame and Panels:

- Frame and panels constructed with heavy-duty aluminum
- COMSD 4.562 IZ4 available in Residential or Hi-Rise series
- COMSD 3.187 IZ4 and COMSD 3.187 CNR IZ4 available in STD or HD series
- Frame depth is based on number of tracks (2 to 5 tracks available)
- Optional Color Finishes:
  - Stone White
  - Bronze
  - Ebony
  - Walnut
  - Hazelnut
  - Red Cinnamon
  - English Oak
  - White Kynar
  - Bronze Kynar
  - Black Kynar
  - Custom Colors available

Style Options:

- Pocket Door (1 to 8 panel options)
- Stacking Door (2 to 8 panel options)
- Bi-Parting
- 90° Corner Door
- Pass Thru (Not available on 90° Corner Door)

Hardware:

- 2 Point or 4 Point (90° Corner Door Lock)
- Keyed Lock Available
- Standard Handle:
  - White
  - Black
  - Satin Nickel
- Euro Crest Handle:
  - White
  - Black
  - Bronze
  - Brushed Nickel
- Exterior Recess Pull with Screens

Sill:

- COMSD 4.562 IZ4: Low (2.250"), Medium (2.750"), and High (4.000")
- COMSD 3.187 IZ4: Medium (2.750") and High (4.000")
- COMSD 3.187 CNR IZ4: Medium (2.750") and High (4.000")

Divided Lite Options:

- 1 Lite
- Equal Rectangular (1” and 2” Flat available)

Weather Strip:

- Fully weather stripped throughout providing a tight seal to prevent water and air infiltration

Glass and Glazing:

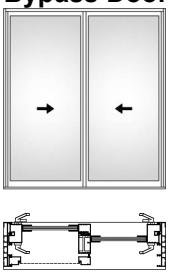
- Glass Options:
  - 9/16" HS Laminated SGP
- Glass Tint Options
  - Clear
  - Grey Tint
  - Bronze Tint
  - Green Tint
  - Azurelite Blue Tint
  - LoE 366 Clear
  - LoE 366 Grey
  - LoE 366 Bronze
  - LoE 366/I-89
- Options:
  - Neat
  - Double Tint

Maximum Guidelines

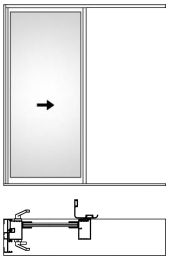
PRODUCT ABBREVIATION	MAX FRAME AREA (sq ft)	MAX FRAME WIDTH (in)	MAX FRAME HEIGHT (in)	MAX PANEL AREA (sq ft)	MAX PANEL WIDTH (in)	MAX PANEL HEIGHT (in)	MAX DESIGN PRESSURE (PSF)	OPERATION
COMSD 4.562 IZ4	255.500	375.422	100.250	32.408	48.00	98.375	+90/-110	Residential: 2 – 4 panels Hi-Rise: 2 – 8 panels
COMSD 3.187 IZ4	500.867	654.794	145.875	63.438	84.000	144.000	+80/-80	Pocket: 1 – 8 panels Stacking: 2 – 8 panels
COMSD 3.187 CNR IZ4	257.447	335.683	145.875	63.438	84.000	144.000	+60/-60	Pocket / Stacking: 2 – 8 panels
Max Area Cannot Be Exceeded, Reference Florida Product Approvals For Actual Design Pressure								

Configurations

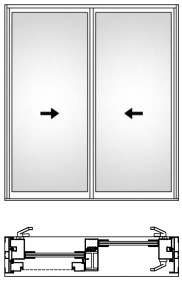
Bypass Door



Pocket Door



Bypass Door Configurations



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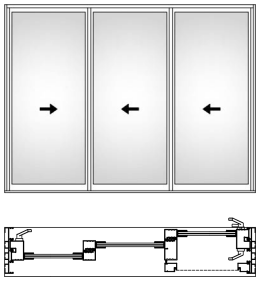

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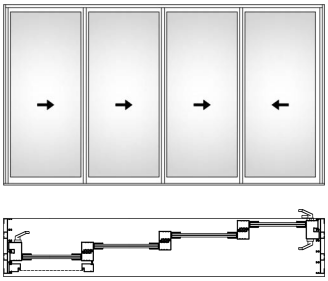

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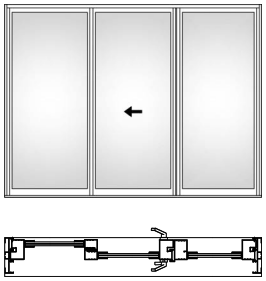
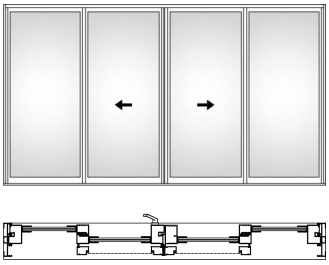
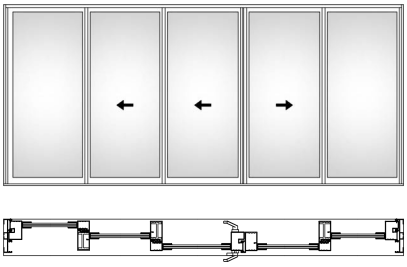


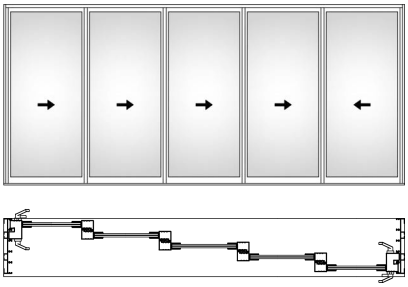
OXO



OX-XO



OXX-XO



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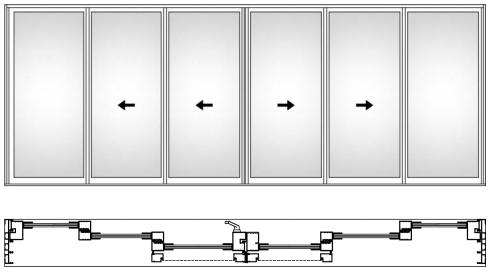

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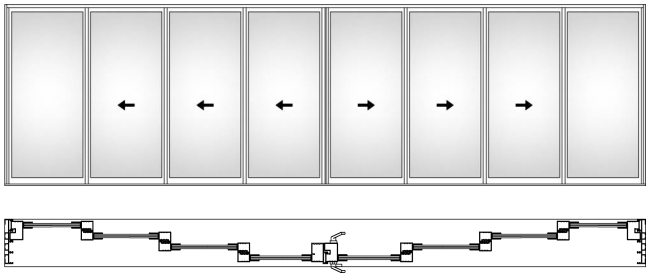
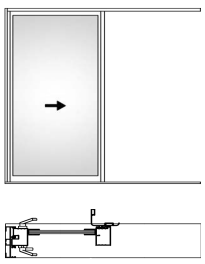
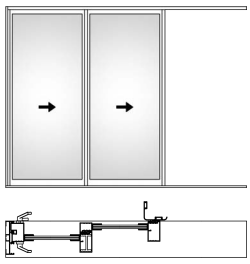


OXXX-XXXO

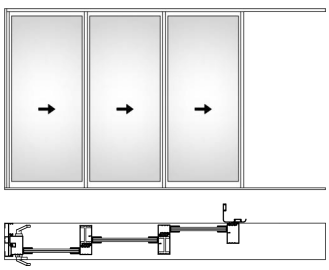
Pocket Door Configurations



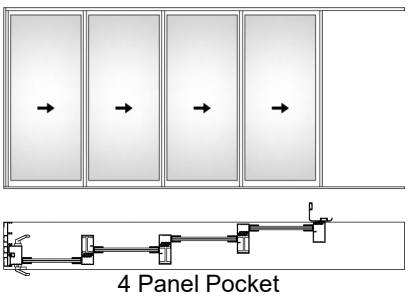
1 Panel Pocket



2 Panel Pocket

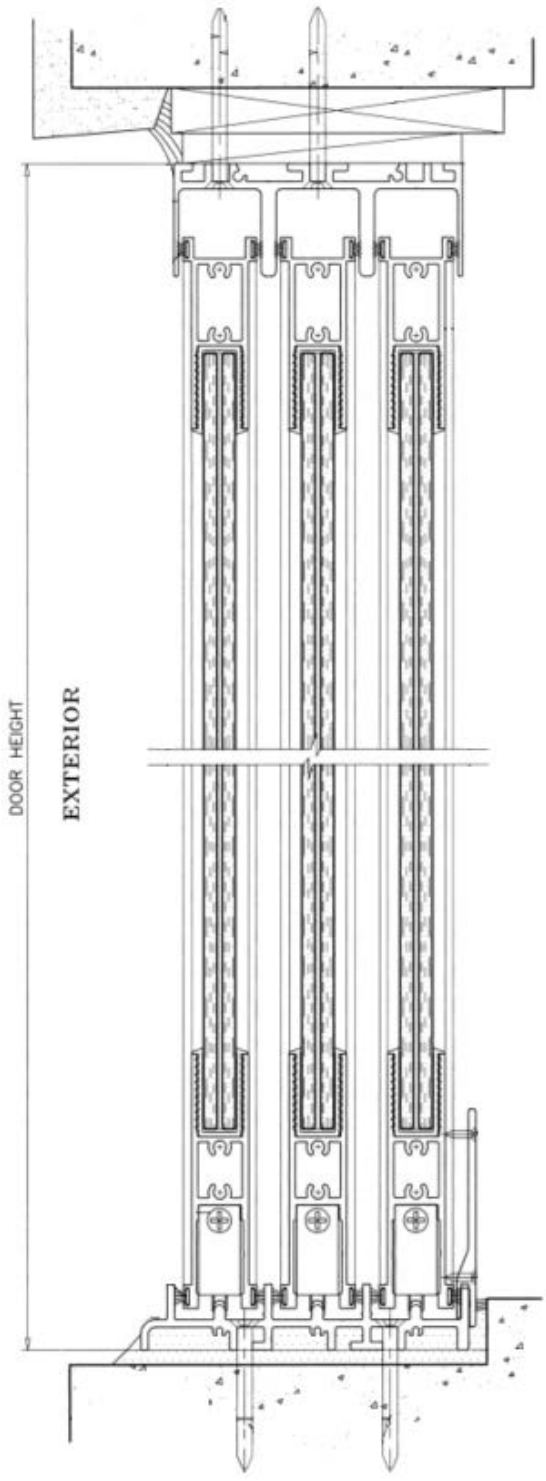


3 Panel Pocket



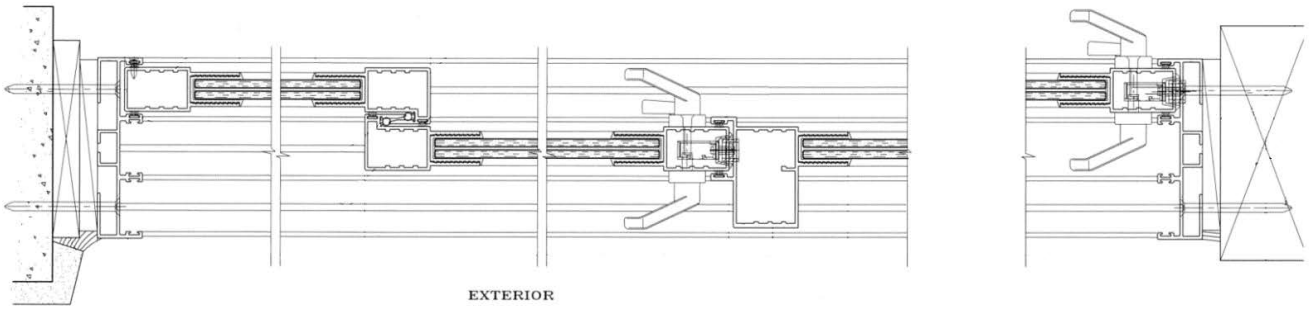
4 Panel Pocket

Section Details COMSD 4.562 IZ4, COMSD 3.187 IZ4, COMSD 3.187 CNR IZ4

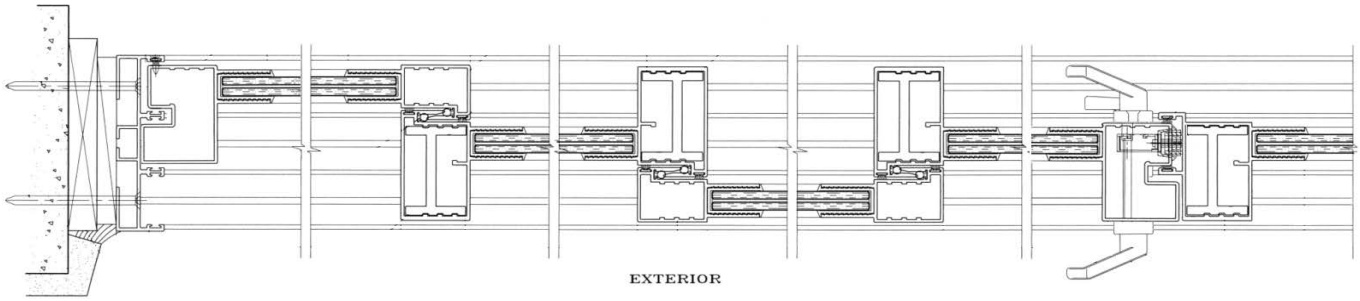


Section Details COMSD 4.562 IZ4

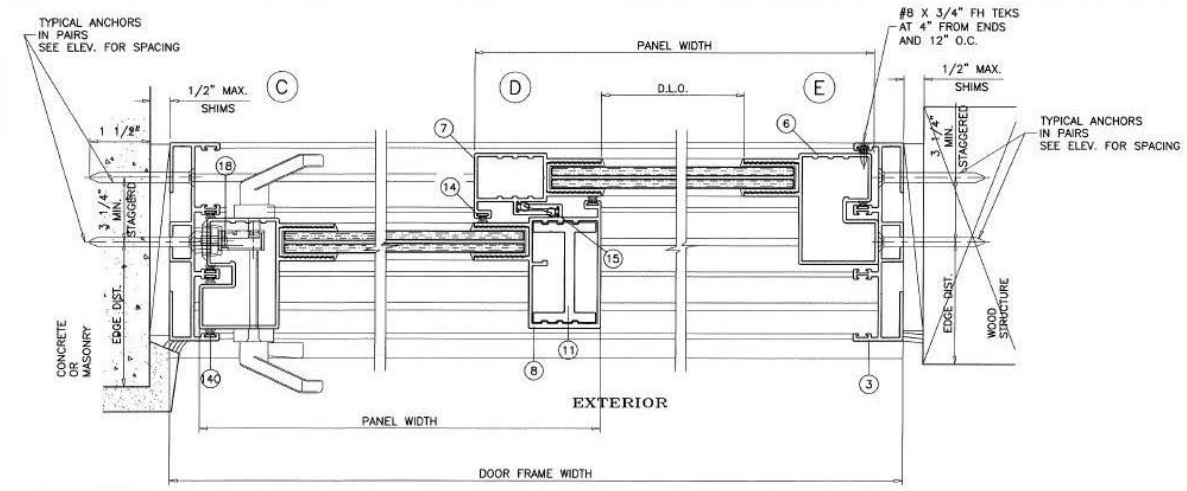
Non-Reinforced Residential Series

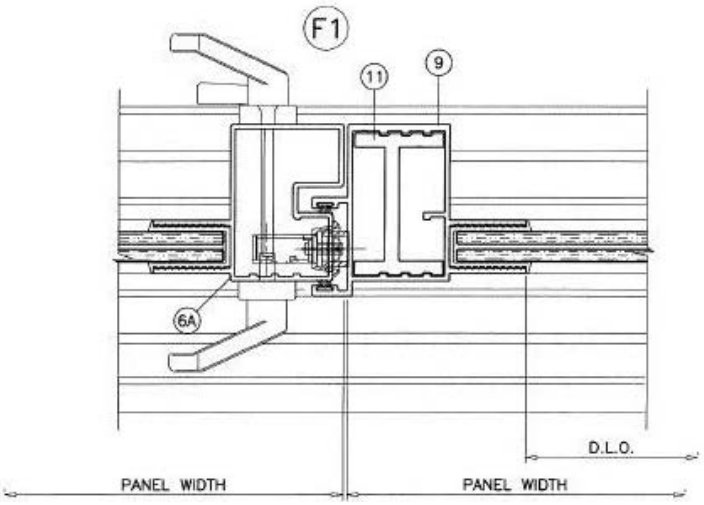


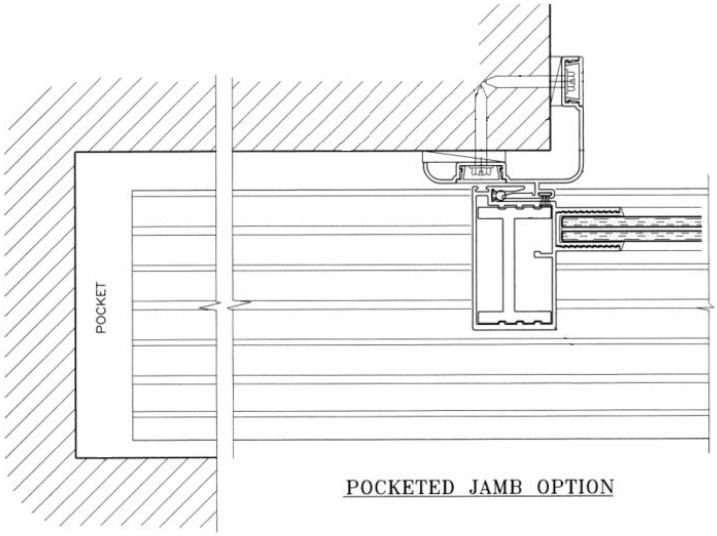
Reinforced Hi-Rise Series



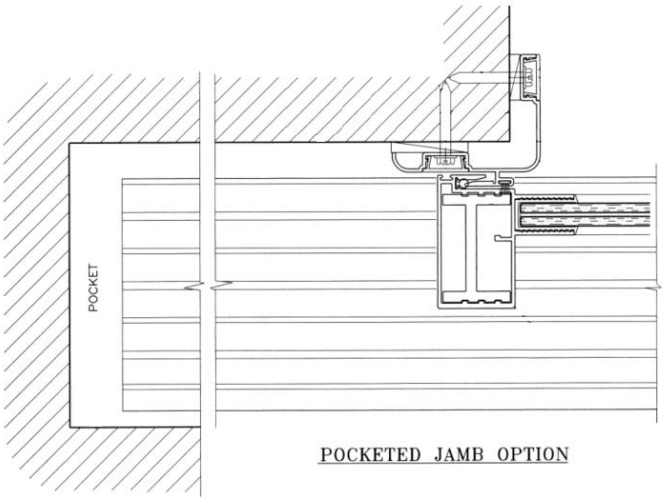
Section Details COMSD 3.187 IZ4



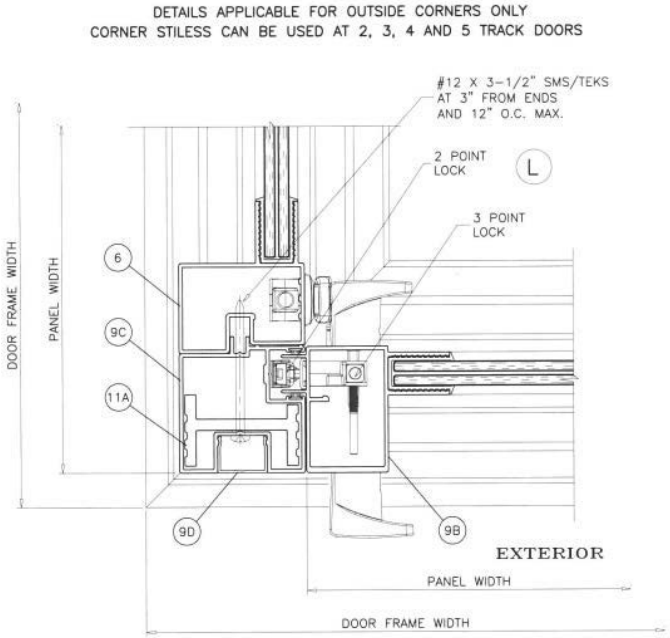


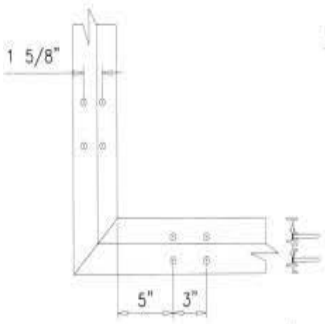


Section Details COMSD CNR 3.187 IZ4

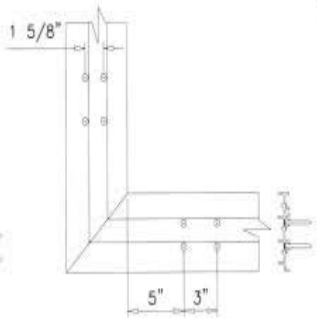


POCKETED JAMB OPTION

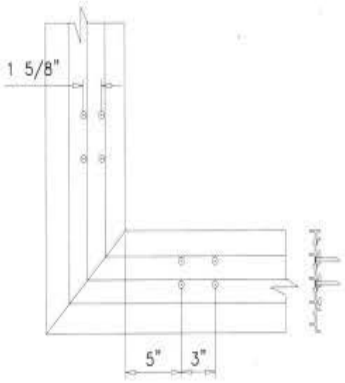




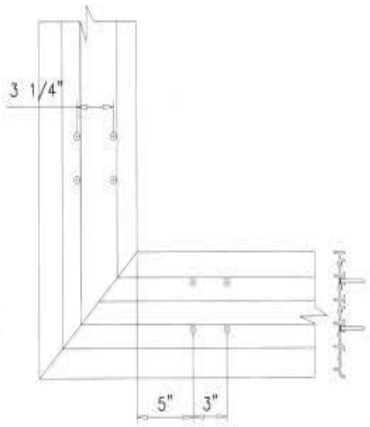
TWO (2) TRACK
(4) PAIRS



THREE (3) TRACK
(4) PAIRS



FOUR (4) TRACK
(4) PAIRS



FIVE (5) TRACK
(4) PAIRS

EXHIBIT ‘C’

Thermacore® COLLECTION

Premium insulated garage doors deliver maximum thermal efficiency and design flexibility.

The Genuine. The Original.

OVERHEAD DOOR®

Model 5740 8' high, Vertical Short panel, Gray finish, Wynbridge 2 windows

The Thermacore® Collection keeps design in mind and adds comfort to your home by providing protection from air infiltration and temperature changes.

Image above: Model 5740 7' high, Microgroove Panel, Dark Bronze finish, Vertical Double Narrow windows
Cover image: Model 5740, Flush Panel, Carbon Oak Plank finish, Clear Long windows

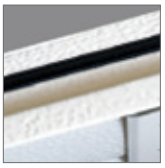
Built Better from the Inside Out

Door Construction

Thermacore® Collection steel garage doors feature premium insulation construction and design which provides maximum thermal efficiency and reduced air infiltration for your garage space. This durable line of garage doors gives you many years of reliable operation while providing comfort and beauty to your home, even in extreme climates.

Thermacore® Construction

Foamed-in-place, CFC-free polyurethane insulation sandwiched between two layers of corrosion-resistant steel helps control costly heat loss and gain.



Thermal Seals

Innovative in-between section thermal seals provide an air infiltration rating as low as .08 cfm and help to provide superior resistance to the elements.

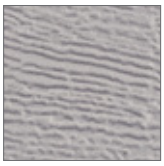
Bottom Weatherseal

This bulb-type weatherseal guards against wind and rain while providing a cushion when closing.

Durable Finish

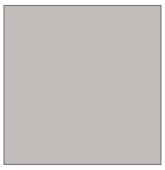
Interior-side hot-dipped galvanized steel backing, with two coats of baked-on polyester paint, provides strength and a finished, clean appearance.

Multiple Surface Options

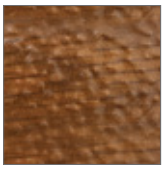


Embossed wood grain adds beauty, sophistication and durability.

Microgroove waved pattern creates a striking light effect.



Smooth, non-textured surface gives a modern look.



Pebble grain embossement creates an appealing pattern texture.

Wind Load Options

Models 5740 and 5760 are FBC approved and will provide added protection to your home during high wind events, including hurricane-force winds.

√FBC APPROVED

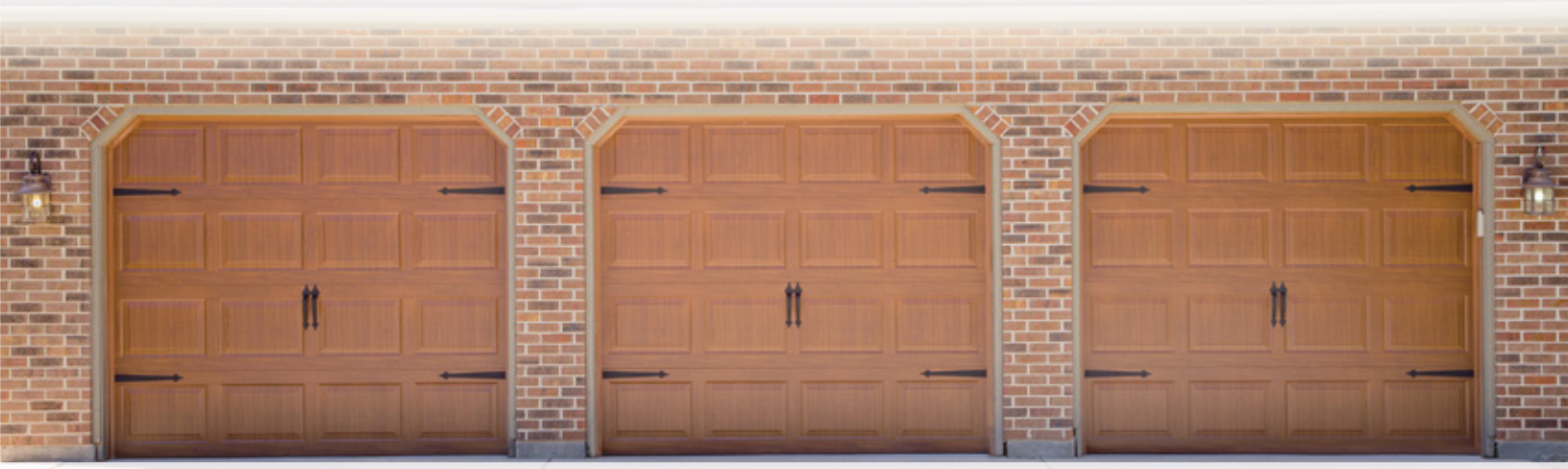
MODELS	5720	5740	5760
Polyurethane insulation	•	•	•
U-factor[1]	0.20	0.15	0.10
R-value[2]	9.31	12.76	17.5
Steel backing	•	•	•
Steel gauge	28 ga.	28 ga.	28 ga.
Door thickness	1″	1.4″	2″
Warranty†	20-Year Limited	Limited Lifetime	Limited Lifetime

† See full text of warranty for details. 1 - U-factor is independently tested and verified per ANSI/DASMA 105 using solid doors and specific product sizes.
2 - Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

DASMA Door & Access Systems Manufacturers Association International
THERMAL PERFORMANCE VERIFICATION PROGRAM
www.dasma.com/thermal

Overhead Door™ Brand participates in the DASMA Thermal Performance Verification Program. The program verifies the thermal performance of sectional garage doors. The lower the U-factor rating, the better the thermal performance.

Symbol indicates verified U-factor rating in accordance with the DASMA Thermal Performance Verification Program.



Model 5740, Standard Panel, Golden Oak finish

Thermacore® COLLECTION

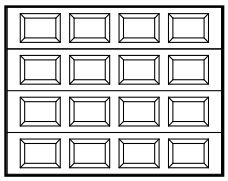
Door Designs

Select your Door Panel Style and Color

1 Choose a Panel Style and Model

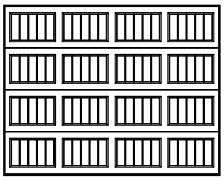
Doors shown are 7' tall. The number of sections on 8' doors may vary.

Standard Panel (SP)



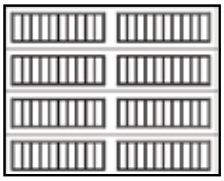
Models 5720, 5740, 5760

Vertical Short (VS)



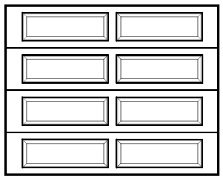
Models 5720, 5740, 5760

Vertical Long (VL)



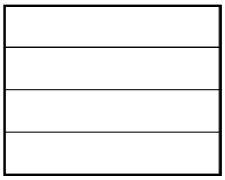
Model 5740

Long Panel (LP)



Models 5720, 5740, 5760

Flush Panel (FP)



Models 5720, 5740, 5760

Microgroove (MG)

Model 5740

2 Choose a Color

Painted Finishes (standard)

White

Almond

Desert Tan

Sandstone

Terra Bronze

Brown

Forest Green

Gray

Black

Textured Wood Grain Finishes

Golden Oak

Walnut

Mission Oak

Actual colors may vary from brochure due to fluctuations in the printing process. **Always request a color sample from your Distributor for accurate color matching before ordering your door.**

Modern Metallic Finishes (shown on Microgroove panel)

Silver

Dark Bronze

Black Frost

Artisan Wood Grain™ Finishes

Beachwood Plank

Cedar Plank

Medium Oak Plank

Carbon Oak Plank

Thermacore® COLLECTION

Door Designs

Color Options by Panel Style

		STANDARD			VERTICAL SHORT			VERTICAL LONG	LONG			FLUSH			MICRO-GROOVE
		5720	5740	5760	5720	5740	5760	5740	5720	5740	5760	5720	5740	5760	5740
Painted Finishes on Wood Grain Texture	White	●	●	●	●	●	●	●	●	●	●	●	●	●	
	Almond	●	●	●	●	●	●	●	●	●	●	●	●	●	
	Desert Tan	●	●	●	●	●	●	●	●	●	●	●	●	●	
	Sandstone	●	●	●	●	●	●	●	●	●	●	●	●	●	
	Terra Bronze		●			●		●		●			●		
	Brown		●	●		●	●	●		●	●		●	●	
	Forest Green		●			●		●		●			●		
	Gray		●			●		●		●			●		
	Black		●	●		●	●	●		●	●		●	●	
Wood Grain Finishes on Pebble Grain Texture	Golden Oak		●	●		●	●	●		●	●				
	Walnut		●	●		●	●	●		●	●				
	Mission Oak		●	●		●	●	●		●	●				
Modern Metallic Finishes on Smooth or Microgroove Texture	Silver												●		●
	Dark Bronze												●		●
	Black Frost												●		●
Artisan Wood Grain™ Finishes on Stucco Texture	Beachwood Plank												●		
	Cedar Plank												●		
	Medium Oak Plank												●		
	Carbon Oak Plank												●		

Decorative Accents

Customize your Door with Windows

3 Choose a Window Style

Available on Standard, Flush and Vertical Short Panels


Clear Short


Ashton 1


Cascade 1


Cathedral 1


Madison 1


Prairie 1


Ruston 1


Sherwood 1


Stockford 1


Stockton 1


Waterton 1


Williamsburg 1 (4pc)


Winston 1


Williamsburg 1 (8pc)

Available on Long, Flush, Vertical Long and Vertical Short Panels


Clear Long


Ashton 2


Cathedral 2


Cascade 2


Prairie 2


Ruston 2


Sherwood 2


Somerton 2


Stockbridge 2 3-Lite


Stockbridge 2 4-Lite


Stockford 2


Stockton 2 4-Lite


Stockton 2 6-Lite


Stockton 2 8-Lite


Stockton 2 8-Lite Arch


Stockton 2 12-Lite


Waterton 2


Williamsburg 2


Wyndbridge 2


Williamsburg 2 (4 pc)

Carriage Style Window Trim. Available on Model 5740, Standard and Flush Panels Only.


Stockbridge


Stockton


Stockton Arch


Somerton


Wyndbridge Arch

Available on Flush and Microgroove Panels in Modern Metallic Finishes and Flush Panels in Artisan Wood Grain™ Finishes Only.
Modern Metallic finishes cannot be paired with other window options.


Narrow

Double Narrow

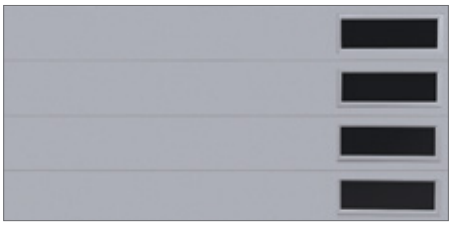
Thermacore® COLLECTION

Decorative Accents

Customize your Door with Windows and Decorative Hardware

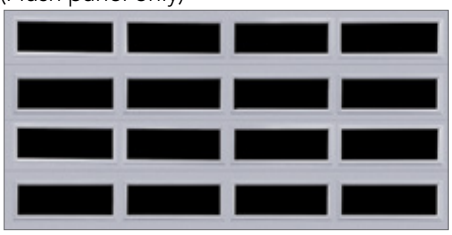
Optional Window Placement

Vertical Window Option
(Left or right)



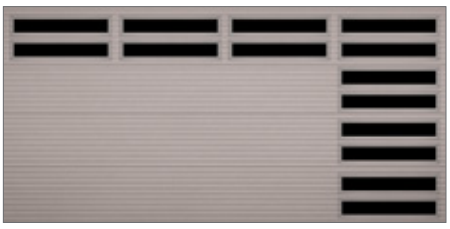
Flush panel, Clear Long Windows

All Window Option
(Flush panel only)



Flush panel, Clear Long windows

Vertical or Horizontal Option
(Left or right)



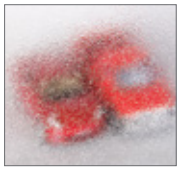
Microgroove panel, Double Narrow windows

Windows may be arranged vertically or horizontally on the Models 5740 and 5760. Windows must be Clear Short, Clear Long or Narrow. Windows placed in the bottom section of a door must have DSB 1/8", tempered, or 1/2" insulated glass.

Choose a Glass Type

All windows come standard with double strength glass. In addition, the Thermacore® Collection offers an array of choices, including:

Clear



Obscure

Satin Etched

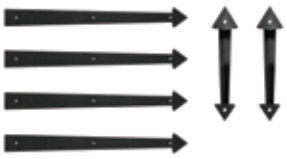
Gray Tint

Green Tint

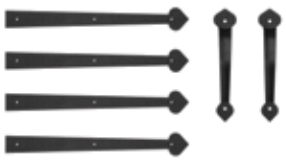
Bronze Tint

Actual glass may vary from brochure photos due to fluctuations in the printing process. Check with your Overhead Door™ Distributor to view a glass sample.

4 Choose your Decorative Hardware



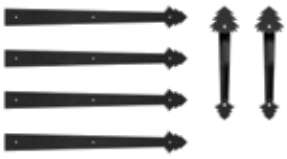
Arrow



Aspen

Barcelona

Bean



Conifer

Fleur De Lis

Spear

5 Choose your Opener

Be sure to ask about our complete line of Overhead Door® garage door openers. Powerful, quiet and durable, these garage door openers are designed for performance, safety and convenience. Your Overhead Door™ Distributor will help you choose the opener that best suits your door and preferences.

Transform Your Home with the DoorView® Visualization Tool.

Go to **overheaddoor.com to** try our online interactive software tool that lets you visualize what your home would look like with a new Overhead Door™ garage door. Contact your local Overhead Door™ Distributor for more information and to receive a quote.

BEFORE

AFTER

Model 5740 7' high, Flush Panel, Terra Bronze finish, vertical Clear Long windows

The Genuine. The Original.

Since 1921, Overhead Door Corporation has not only raised the standards of excellence for the industry – we've created them. We created the first sectional garage door in 1921 and the first electric garage door opener in 1926.

Today, our network of over 400 Overhead Door™ Distributors are still leading the way with innovative solutions and unmatched installation, service and support. So look for the Red Ribbon. It's your guarantee that you're getting the genuine, the original Overhead Door™ products and services.

SOLD AND DISTRIBUTED BY:

The Genuine. The Original.

2501 S. State Hwy. 121 Bus., Suite 200, Lewisville, TX 75067
1-800-929-DOOR • sales@overheaddoor.com
overheaddoor.com

EXHIBIT ‘D’

Dryvit™

DS988

StucCoat™ One-Coat System

A Factory Prepared, Fiber-Reinforced Modified Portland Cement Exterior Plaster System Assembly over an Air/Weather-Resistant Barrier with Acrylic Based Textured Finish Coating Components Including Options for Continuous Insulation, Crack Isolation Membrane, and Joint Sealant for Residential & Commercial Construction.

StucCoat™ One-Coat System
Specifications
CSI Format Section 09 24 23

CSI
Compliant with CSI Formats & Guidelines

INTRODUCTION

This manufacturer's guide specification is intended for use by design and construction professionals in the development of project specifications. By referring to the manufacturer's **("Notes to Specifier" in parentheses and bolded)**, the specifier may easily select the portions of the comprehensive guide specification which are pertinent to his or her project. "Notes to Specifier" should then be deleted from the final specification document. This guide specification follows the Construction Specification Institute's MasterFormat and Section Format protocols.

It will be prudent to place certain parts of the StucCoat™ One-Coat System Specification in other parts of the project's total specification The project design professionals are responsible for verifying that the project specifications are suitable for the project. For assistance in preparing your specification, please contact your Dryvit Distributor or Dryvit Technical Services.

WARNING

Specifications should be followed, and proper details adhered to, in order to prevent water intrusion, resulting in possible damage to the System or other building elements. Care should be taken to ensure that all building envelope elements, including without limitations, roofs, windows, flashings, sealants, etc., are compatible with this StucCoat One-Coat System.

The StucCoat™ One-Coat System is an engineered assembly of multiple compatible components: A fiber-reinforced modified Portland cement exterior plaster applied over a coated fiberglass mat gypsum sheathing panel with pre-applied weather-resistant barrier and air barrier, accessory materials, and acrylic based textured finish coating including options for continuous insulation, crack isolation membrane and silicone sealants for residential and commercial construction.

DISCLAIMER

It is the responsibility of both the specifier and the purchaser to determine if a product is suitable for its intended use. The designer selected by the purchaser is responsible for all decisions pertaining to design, detail, structural capability, attachment details, shop drawings and the like. The StucCoat One-Coat System Manufacturer / Supplier has prepared guidelines in the form of specifications, installation details, and product data sheets to facilitate the design process only. The Manufacturer / Supplier is not liable for any errors or omissions in design, detail, structural capability, attachment, shop drawings, or the like, whether based upon the information prepared by the Manufacturer / Supplier or otherwise, or for any changes which purchasers, specifiers, designers, or their appointed representatives may make to the Manufacturer's / Supplier's published comments.

Information contained in this specification conforms to standard detail and product recommendations for the installation of the StucCoat™ One-Coat System as of the date of publication of this document and is presented in good faith. Dryvit assumes no liability, expressed or implied, as to the architecture, engineering or installation of any project. To ensure that you are using the latest, most complete information, visit our website at www.dryvit.com or contact Dryvit at:

3735 Green Road
Beachwood, OH 44122
800-556-7752
www.dryvit.com

* The Trained Contractor Certificate referenced in Sections 1.06.B of this guide specification indicates certain employees of the Stucco One-Coat System sub-contractor company have been instructed in the proper application of Dryvit products and have received copies of Dryvit's Application Instructions and Specifications. The Trained Contractor Program is not an apprenticeship or endorsement. Each trained contractor is an independent company experienced in the trade and bears responsibility for its own quality. Dryvit assumes no liability for the performance of a trained contractor.

DRYVIT / TREMCO CPG INC.
MANUFACTURER'S SPECIFICATION
CSI MASTERFORMAT SECTION 09 24 23
StucCoat™ One-Coat System

PART 1 GENERAL

1.01 SUMMARY

A. Section Includes:

1. This document is to be used in preparing specifications describing the minimum requirements for the application of an exterior Fiber-Reinforced Modified Portland Cement Exterior Plaster System ("Cement Plaster System") assembly including:
   a. Air/weather-resistant barrier, accessory materials, metal plaster base and fasteners, cement plaster base, and acrylic based textured finish coating.
   b. Optional materials include rigid continuous insulation, crack isolation membrane, and primer.

B. Related Requirements:

(Note to Specifier: Delete any Related Requirements below not relevant to this project and add others as required.)

1. 03 30 00 Cast-in Place Concrete
2. 03 40 00 Precast Concrete
3. 04 22 00 Concrete Masonry Unit
4. 05 41 00 Structural Metal Stud Framing
5. 06 11 00 Wood Framing
6. 06 11 13 Engineered Framing Systems

   (Note to Specifier: Engineered framing system components such as parapet cap nailer are available from Prebuck LLC, a division of Tremco CPG Inc. Coordinated specification of this item can be incorporated into the overall Tremco CPG Inc. limited warranty.)
7. 06 16 00 Sheathing
8. 07 21 13 Board Insulation
9. 07 26 00 Vapor Retarders
10. 07 27 26 Factory Fluid Applied Membrane Air Barrier
11. 07 60 00 Sheet Metal Flashing and Sheet Metal
12. 07 92 00 Joint Sealants
13. 08 40 00 Entrances, Store Fronts, and Curtain Walls
14. 08 50 00 Windows

1.02 REFERENCES

(Note to Specifier: Delete any standards below not relevant to this project and add others as required.)

A. Reference Standards:

1. ASTM Standards:
   a. ASTM A 641 Standard Specification for Zinc-Coated (Galvanized) Carbon Steel Wire
   b. ASTM A 653 Specifications for Sheet Steel Zinc (Galvanized) by Hot-Dip Process, Commercial Quality
   c. ASTM C 150 Standard Specification for Portland Cement
   d. ASTM C 578 Specifications for Preformed, Cellular Polystyrene Thermal Insulation
   e. ASTM C 847 Standard Specification for Metal Lath
   f. ASTM C 897 Standard Specification for Aggregate for Job-Mixed Portland Cement-Based Plaster
   g. ASTM C 926 Standard Specification for Application of Portland Cement-Based Plasters
   h. ASTM C 933 Standard Specification for Woven Wire Lath

i.	ASTM C 1007	Standard Specification for Installation of Load Bearing (Transverse and axial) Steel Studs and Related Accessories
j.	ASTM C 1032	Standard Specification for Woven Wire Fabric
k.	ASTM C 1063	Standard Specification for Installation of Lathing and Furring to Receive Interior and Exterior Portland Cement Plaster.
l.	ASTM C 1177	Standard Specification for Glass Mat Gypsum Substrate for Use as Sheathing
m.	ASTM C 1305	Standard Test Method for Crack Bridging Ability of Liquid-Applied Waterproofing Membrane
n.	ASTM C 1328	Standard Specification 1for Plastic (Stucco) Cement
o.	ASTM C1513	Standard Specification for Steel Tapping Screws for Cold-Formed Steel Framing Connections
p.	ASTM D 226	Standard Specification for Asphalt-Saturated Organic Felt Used in Roofing and Waterproofing
q.	ASTM D 412	Standard Test Methods for Vulcanized Rubber and Thermoplastic Elastomers—Tension
r.	ASTM D 1784	Standard Specification for Rigid Poly (Vinyl Chloride) (PVC) Compounds and Chlorinated Poly (Vinyl Chloride) (CPVC) Compounds
s.	ASTM D 1970	Standard Specification for Self-Adhering Polymer Modified Bituminous Sheet Materials Used as Steep Roofing Underlayment for Ice Dam Protection
t.	ASTM D 2247	Standard Practice for Testing Water Resistance of Coatings in 100% Relative Humidity
u.	ASTM D 2898	Standard Test Method for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing
v.	ASTM D 3273	Standard Test Method for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environmental Chamber
w.	ASTM D 3330	Standard Test Method for Peel Adhesion of Pressure-Sensitive Tape
x.	ASTM D 4060	Standard Test Method for Abrasion Resistance of Organic Coatings by the Taber Abraser
y.	ASTM D 4541	Standard Test Method for Pull-Off Strength of Coatings Using Portable Adhesion Testers
z.	ASTM E 84	Standard Test Method for Surface Burning Characteristics of Building Materials
aa.	ASTM E 96	Standard Test Methods for Water Vapor Transmission of Materials
bb.	ASTM E 119	Standard Method for Fire Tests of Building Construction and Materials
cc.	ASTM E 283	Standard Test Method for Determining Rate of Air Leakage Through Exterior Windows, Curtain Walls and Doors Under Specified Pressure Differences Across the Specimen
dd.	ASTM E 330	Test Method for Structural Performance of Exterior Windows, Doors and Curtain Walls by Uniform Static Air Pressure Difference
ee.	ASTM E 331	Test Method for Water Penetration of Exterior Windows, Skylights, Doors and Curtain Walls by Uniform Static Air Pressure Difference
ff.	ASTM E 1233	Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights, and Curtain Walls by Cyclic Air Pressure Differential
gg.	ASTM E 2178	Standard Test Method for Air Permeance of Building Materials
hh.	ASTM E 2357	Standard Test Method for Determining Air Leakage of Air Barrier Assemblies
ii.	ASTM E 2485	Standard Test Method for Freeze-Thaw Resistance of Exterior Insulation and Finish Systems (EIFS) and Water-Resistive Barrier Coatings
jj.	ASTM G 154	Standard Practice for Operating Fluorescent Light Apparatus for UV Exposure of Nonmetallic Materials
kk.	ASTM G 155	Standard Practice for Operating-Xenon Arc Light Apparatus for Exposure of Nonmetallic Materials

2. National Fire Protection Association (NFPA) Standards:

a.	NFPA 268	Standard Test Method for Determining Ignitability of Exterior Wall Assemblies Using a Radiant Heat Source
b.	NFPA 285	Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Non-Load Bearing Wall Assemblies Containing Combustible Components

3. The American Association of Textile Chemists and Colorists:

a. AATCC 127-08 Water Resistance: Hydrostatic Pressure Test

4. US Federal Specifications
   a. FS UUB 790 Building Paper

5. International Building Code: 2018, 2015, 2012, 2009

6. International Residential Code: 2018, 2015, 2012, 2009

7. ICC ES (International Code Council Evaluation Services)
   a. AC 11 – Acceptance Criteria for Cementitious Exterior Wall Coatings
   b. AC 212 – Water-resistive Coatings Used as Water-resistive Barrier over Exterior Sheathing

8. IAMPO Evaluation Report: Western 1-Kote / IAPMO Exterior Stucco System #382

9. Northwest Walls and Ceilings Bureau: Portland Cement Plaster Resource Guide – Latest Revision

10. PCA Portland Cement Plaster Stucco Manual: Latest Revision

1.03 ADMINISTRATIVE REQUIREMENTS

A. Pre-Construction Meetings

(Note to Specifier: The warranty shall require a pre-construction meeting including representatives of the Manufacturer, the Applicator, the Owner, and the Consultant (if applicable) prior to installation of the Products. Work in this section requires coordination with related sections and trades.)

1. The Cement Plaster System installer shall coordinate with the General Contractor to schedule, invite and administer a pre-construction meeting including but not limited to the architect of record, owner, consultant(s) and representatives of the framing, sheathing, wall penetration components, sealant and Cement Stucco System manufacturer to assure required integration of materials as selected and specified herein for proper sequencing and installation detailing.

B. Sequencing

1. The General Contractor shall coordinate communications between the trades and scheduling of the work prior to project commencement and while the work is in progress.

2. Consult in advance with related trades that may need to penetrate building envelope and make provisions for their work to avoid cutting and patching.

3. Installing contractor for the Cement Plaster System shall schedule all inspections required by local authorities or product manufacturers, at each required stage, before continuing with the next stage of the system installation.

4. All wall penetrations shall incorporate proper flashing detailing and be installed by the respective trades before lathing and trim shall begin. Accessory Materials shall be compatible with air/water-resistive barrier, paper backing, flashings by others and sealant.

5. Attachment of drywall or other materials to the interior sides of walls receiving Cement Plaster System shall be completed before the installation of the exterior Cement Stucco System.

6. Tile, stone, or other roofing materials of significant weight shall be loaded onto the roof before application of exterior Cement Stucco System.

7. Adequately moist cure Cement Plaster Materials

1.04 ACTION SUBMITTALS / INFORMATIONAL SUBMITTALS

A. Submit product data as required by Section 01 33 00, Administrative Requirements.

B. Submit manufacturer reference documentation for Cement Stucco System, connections, details, expansion joints, and installation sequence.

C. Submit two (2) samples of the Cement Plaster System for each finish texture and color to be used on the project. Use the same tools and techniques proposed for the actual installation. Make the samples of sufficient size to accurately represent each color and texture being utilized on the project.

D. Submit Owner/Architect-requested test results verifying the performance of the Cement Stucco System.

E. Submit a copy of the manufacturer's data sheet, reference installation details and application instructions.

1.05 CLOSEOUT SUBMITTALS

A. Submit a copy of the manufacturer's recommended maintenance and repair manual.

B. Submit a copy of the Cement Stucco System manufacturer's comprehensive single source limited warranty.

1.06 QUALITY ASSURANCE

(Note to Specifier: Please delete any qualification below not relevant to this project and add others as required.)

A. Manufacturer's Qualifications:

1. Cement plaster materials blended by a manufacturer approved by Cement Stucco System manufacturer or equal approved in writing.

B. Cement Plaster System Installing Contractor(s) Qualifications:

1. Shall be trained and approved by Cement Plaster System manufacturer / supplier.

2. Shall have experience and provide trained personnel qualified to properly install their respective scope of work as specified herein and in accordance with Contract Documents.

3. Shall coordinate with related installing contractor(s) and trades for Framing, Sheathing, Air and Water-Resistive Barrier and Accessory Materials, Cement Plaster, and Sealants as required to provide for a complete Cement Plaster System as specified herein and in accordance with Contract Documents.

4. Obtain components of the Cement Plaster System such as but not limited to Metal Plaster Base, Accessory Trims, Fasteners, Cement Plaster, Textured Finish, and Insulation Board, Crack Isolation Membrane, and Sealants where specified that are compatible with the Cement Plaster System, comply with all Reference Standards, building code requirements, manufacturer's requirements and in accordance with Contract Documents.

5. Shall be licensed, bonded, and insured.

C. Mock-Up:

1. Provide the owner/architect with a mock-up for approval.
   a. Of suitable size as required to accurately represent the products being installed, as well as each color and texture to be utilized on the project.
   b. Prepared with the same products, materials, tools, equipment, and techniques required for the actual applications.
   c. Available and maintained at the jobsite.

D. Regulatory Requirements:

1. Separate the EPS insulation board from the interior of the building by a minimum 15-minute thermal barrier as required by governing building code.

E. Inspections:

1. Cooperate with independent, third-party inspectors when required by governing building code or in accordance with Contract Documents.

1.07 DELIVERY, STORAGE AND HANDLING

1. Deliver, store, handle, and protect products for use on the project.

2. Deliver product to job site:
   a. Without exposure to weather or other sources of moisture.
   b. In manufacturer's unopened container, packages, or bundles, clearly identified.

3. Store in a protected, dry, ventilated space and off the ground.

4. Protect materials from soiling, rusting, and damage.

1.08 SITE AND ENVIRONMENTAL CONDITIONS

A. Contractor shall have reasonable and safe access to the jobsite for delivery, staging, storing, mixing, and application of materials required as specified and in accordance with Contract Documents.

B. Cold-Weather Requirements: Provide heat and protection, temporary or permanent, as required to protect approved substrate and each coating layer of the Cement Plaster System application from surface or material temperatures falling below acceptable limitations, surface condensation and freezing – during or at least 24 hours after application or longer as necessary – to ensure proper curing of each wet component layer of the Cement Plaster System without proper curing interference and/or freezing. Distribute heat uniformly to prevent concentration of heat on approved substrate surface and each coating layer of the Cement Plaster System near heat sources; provide defection or protective screens. USE OF ACCELERANTS OR ADDITIVES OF ANY KIND IS NOT PERMISSABLE.

C. Warm Weather Requirements: Protect cement plaster coat(s) against uneven and excessive evaporation and from strong flows of dry air, both natural and artificial. Apply and moist cure plaster to prevent dry out during the first 48 hours or longer as required by climatic conditions. Provide suitable coverings, moisture curing, barriers to deflect sunlight and wind, or combinations of these as required.

D. Application Requirements: Apply each coating layer of the Cement Plaster System application when substrate or ambient air temperature is 40 °F and rising (unless sand and mixing water are heated to 70 °F and temporary protection is provided to keep minimum 40 °F or above) in plastered areas for 24 hours minimum after set has occurred in accordance with PCA Portland Cement Plaster Stucco Manual. Do not use frozen materials in mixes and do not apply materials to frozen substrates or coating layers.

E. Protection: Protect application surface installed prior to plastering by covering with suitable drop cloths. When application of cement plasters is to interior spaces, screen openings with plastic film when building is subject to dry, hot winds, or when temperature differentials between interior and exterior spaces of more than 20 °F are present.

1.09 WARRANTY

A. Manufacturers' Limited Cement Plaster System Warranty

1. Manufacturer shall offer a limited material defect and labor to repair or replace defective material warranty stating the Products will be free from manufacturing defect and will perform as warranted in the manner specified for the stated term measured from the Date of Project Substantial Completion.
   a. A pre-construction meeting, including representatives of the Manufacturer, the Applicator, the Owner, and the Consultant (if applicable), shall be required prior to installation of the Products.

b. The term of this warranty may be extended for an additional 2 years with involvement on the project of a Manufacturer-approved, third-party consultant ("Consultant") engaged by the Owner or its authorized representative, at the Owner's sole expense. Inspection reports generated by the Consultant shall be made available to the Manufacturer and the Owner.
c. Warranty excludes Materials designated herein as 'by others'.
d. The warranty is available upon written request.
(Note to Specifier: An additional 2-year Cement Plaster System warranty extension is available where Tremco (Company) Joinery and Sealants referenced in Section 2.02.C are integrated. Amend warranty term below to [12-years].)

(Note to Specifier: A 15-year Cement Plater System warranty is available when the Tremco ExoAir 230 Air and Water-Resistive Membrane Barrier and Dymonic 100 Accessory Material are selected as referenced in Section 2.02.B.1 and 2.02.B.2 below. Delete those AWRB's and Accessory Materials that do not apply. Amend warranty term below to [15-years]. Where Tremco (Company) Joinery and Sealants referenced in Section 2.02.C are also integrated. Amend warranty term below to [17-years].)

2. The Cement Plaster System warranty shall additionally include the following for the term of the warranty or as specifically noted hereunder.
   a. The Cement Plaster System warranty term shall be 10-years **[12-years] [15-years] [17-years].**
   b. The Cement Plaster System will remain in a watertight condition when the Cement Plaster System is used in conjunction with approved Company Joinery and Sealants.
   c. Textured Finish will be UV fade resistant for 10 years, except for specially produced colors.
      1) Specially produced colors will be UV fade resistant for 5 years when high-performance colorants are used to formulate.

B. Cement Plaster System Installing Contractor(s) Warranty
   1. Cement Plaster System Installing Contractor(s) shall provide a separate minimum 1-year warranty for all workmanship related to the proper installation and performance of the Cement Plaster System application. Manufacturer shall not be responsible for workmanship associated with the installation of Cement Plaster System.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

A. Manufacturer:

1. Cement Plaster System: Shall be "StucCoat One-Coat System materials and components as manufactured and/or supplied by Dryvit / Tremco CPG Inc., 3735 Green Road, Beachwood, OH 44122, 800-556-7752, www.dryvit.com, www.tremcosealants.com.

2.02 DESCRIPTION

A. System Description:

1. The StucCoat One-Coat ("Cement Plaster System") is a code compliant cement plaster stucco cladding assembly which may be installed as a 1-coat application at a minimum 3/8 inch thickness or a 2-coat scratch and brown conventional application at a minimum 7/8 inch thickness complying with ASTM C926, including additional material options consisting of the following Materials:
   a. An Air/Weather-Resistant Barrier
   b. Accessory Materials
   c. Continuous Insulation Board (as specified and by others)
   d. Metal Plaster Base - Expanded Metal, Welded Wire, Woven Wire or Rib Lath with Paper Backing (by others)
   e. Accessory Trim (by others)
   f. Fasteners (by others)
   g. Cement Plaster
   h. Crack Isolation Membrane with Reinforced Cementitious Base Coat (as specified)

i. Primer Coating (as specified or where required)
j. Textured Finish Coat – Acrylic Type

2. Design Requirements
   a. Fire Resistance Rated Construction:
      1) Fire resistance rated assemblies recognized for use with the Cement Plaster are described in IAMPO Evaluation Report #382, Section 3.3.2 and Table 5 including assemblies complying with ASTM E119 testing for 1-hour fire resistance and UL 263.
      2) Exterior Walls on Buildings of Type I, II, III and IV Construction: Exterior wall assemblies constructed entirely of noncombustible components with directly applied Cement Plaster are permitted as described in IAMPO Evaluation Report #382, Section 3.2.2.4 and 3.3.3.1.
      3) Assemblies Based on NFPA 285 Testing: Exterior wall assemblies containing noncombustible components and combustible alternatives for use on building of Types I through IV construction of any height based on NFPA 285 testing and analysis are described in IAMPO Evaluation Report #382, Section 3.3.3.2 and Tables 6 and 7. Use of components other than the allowable alternatives described are not permitted.
   b. Wind Load Design: Maximum allowable wind pressures for the Cement Plaster System applied over various substrates shall comply as listed in Table 3 of the IAMPO Evaluation Repot #382. The wall assembly Sheathing and Metal Plaster Base with Fasteners shall be engineered to be capable of withstanding the design wind loads and installation shall comply with the applicable building code.
   c. Structural Design: Wall framing, sheathing and fastener assemblies shall be structurally engineered to comply with applicable building code and limit deflection to a maximum 1/360 of the span.

B. Materials:

1. Fluid-Applied Air and Water-Resistive Barrier:

   (Note to Specifier: Options for air and weather-resistive barrier (AWRB) are outlined below for integration into the StucCoat One-Coat System. Evaluate AWRB options for film thickness, permeability, application temperature, exposure, and desired warranty term specific to project requirements. Select [AWRB] that applies and Delete those not applicable. Consult with manufacturer(s) as necessary.)

   (Note to Specifier: Air and water-resistive barriers (AWRB) are evaluated and code compliant for use behind other foam plastic insulation / cladding assembly wall areas. There are opportunities for coordination, sequencing, reduced trade, elimination of transitions between dissimilar barriers and warranty implications, etc. through the design and specification for the StucCoat One-Coat System AWRB to be integrated as a single use AWRB for the entire project where applicable. Coordinate this integration with related specification section 07 27 00 accordingly.)

   a. **[Tremco ExoAir® 230]**: A thick film, fluid applied, synthetic, vapor permeable, elastomeric air/weather-resistive membrane barrier designed to be roller or spray applied. ExoAir 230 can be installed in ambient air and substrate surface temperatures of 40 °F (5 °C) and rising for a minimum 24 hours and exposed for up to 12 months during the construction process. **Note: Use of Tremco Dymonic 100 Accessory Material is required for 15-year extended warranty term.**
   c. **[Dryvit Backstop® NTX]**: A standard film, fluid applied, vapor permeable, low-temperature, flexible, polymer-based non-cementitious water-resistive and air barrier coating available in Texture and Smooth versions. Backstop NTX can be installed in ambient air and substrate surface temperatures of 25 °F (3.88 °C) and rising for a minimum 24 hours and exposed for up to 6 months during the construction process. Backstop NTX Texture is additionally used for treatment of sheathing board joints, inside / outside corners, and spotting of fastener heads.
   d. **[Tremco Enviro-Dri®]**: A standard film, fluid applied, asphalt based, vapor permeable, flexible, weather-resistive barrier coating designed to be spray or roller applied. Enviro-Dri can be installed in ambient air and substrate surface temperatures of 0°F (-17.77°C) and rising for a minimum 24 hours and exposed for up to 4 months during the construction process. **Note: Enviro-Dri is not recommended for contact with foam plastic based continuous insulation.** Incorporate compatible accessory materials for joint treatment, rough opening preparation, flashing and flashing tie-ins as required and in strict accordance with Enviro-Dri Application Instructions.

e. **[Dryvit Backstop® NT-VB (Non-Permeable Vapor Barrier)]**: A standard film, fluid applied, non-permeable, Class I, flexible, polymer-based, non-cementitious water-resistive and air barrier coating available in Texture and Smooth versions. Backstop NT-VB can be installed in ambient air and substrate surface temperatures of 40 °F (5 °C) and rising for a minimum 24 hours and exposed for up to 6 months during the construction process. Backstop NT-VB Texture is additionally used for treatment of sheathing board joints, inside / outside corners and spotting of fastener heads.

(Note to Specifier: Specification and use of an exterior vapor barrier within a wall assembly is the responsibility of the project designer. Consult with the Stucco System manufacturer for appropriate use and consider a water vapor transmission analysis.)

2. Accessory Materials for Fluid Applied Air and Water-Resistive Barrier (AWRB): Provide compatible accessory products required by project conditions for substrate, rough opening and penetration preparation, bridge expansion joints in substrate, material transitions and flashing integration to produce a complete air and water-resistant assembly.

(Note to Specifier: Options for AWRB Accessory Materials are outlined below for integration into the Cement Plaster System. All Materials are compatible with all AWRB's outlined above – except as noted. Review products below, consult with manufacturer(s) as necessary. Select Materials desired and delete those that are not applicable or leave list intact allowing the Cement Plaster System installer to select as their preference and/or what is most appropriate for the project conditions.)

a. Dryvit Grid Tape™: An open weave fiberglass mesh tape with pressure sensitive adhesive. Used in combination with Backstop NTX Texture for treating sheathing board joints and inside / outside corners and preparing rough openings and penetrations. Backstop NTX Texture is used alone for spotting fastener heads.
b. Dryvit AquaFlash®: Fluid-applied, water-based polymer transition membrane. Used in preparing rough openings and penetrations, bridging expansion joints in substrate, material transitions and flashing integration. AquaFlash can be installed in ambient air and substrate surface temperatures of 40 °F (5 °C) and rising for 24 hours.
   1) Dryvit AquaFlash Mesh and Preformed Corners: Polyester reinforcing mesh for use with AquaFlash.
c. Dryvit Backstop Flash and Fill: A flexible, waterproof, low temperature gun applied material. Used in substrate preparation, treating sheathing board joints, inside/outside corners and fastener heads, preparing rough openings and penetrations, bridging expansion joints in substrate material transitions and flashing integration. Backstop Flash and Fill can be installed in ambient air and substrate surface temperatures of 32 °F (0 °C) and rising for 24 hours. **Note: Dryvit Backstop Flash and Fill may only be used with Dryvit Backstop NTX air/water-resistive barrier.**
d. Tremco Dymonic 100: A high-performance, high-movement, single-component, medium-modulus, low-VOC, UV-stable, non-sag, gun applied polyurethane sealant. Used in substrate preparation, treating sheathing board joints and inside/outside corners and fastener heads, preparing rough openings and penetrations, bridging expansion joints in substrate, material transitions and flashing integration. Dymonic 100 can be installed in ambient air and substrate surface temperatures of 40 °F (5 °C) and rising. Where Dymonic 100 must be applied in temperatures below 40 ˚F, (5 ˚C), please refer to the Tremco Technical Bulletin for Applying Sealants in Cold Conditions (No. S-08-44 rev 1) that can be found at www.tremcosealants.com.
e. Tremco ExoAir 110AT: A 22-mil composite impermeable membrane that is comprised of 16 mils of butyl and 6 mills of HDPP facer. Used in limited applications as a membrane flashing that will not interfere with the adhesive application of EIFS.

3. Insulation Board Option (by others): Expanded (EPS), or extruded (XPS) polystyrene foam plastic insulation boards minimum 1/2 inch-thick (12.5 mm) to maximum 1.0 inch-thick (25 mm) and comply with requirements of IAMPO Evaluation Report #382.

(Note to Specifier: Select either [EPS] or [XPS] insulation type. Delete Insulation Board Option item 2. below completely if continuous insulation is not required.)

a. **[EPS foam plastic insulation boards shall be Type II in accordance with ASTM C578.]**
b. **[XPS foam plastic insulation boards shall be Type IV or Type V in accordance with ASTM C578.]**

c. Provide Insulation Board with minimum 1/4-inch-wide x 1/8 inch-deep grooves spaced 12” on center. Grooves shall be oriented vertically when installed.
d. Fasten per Section 3.2.1.3 of IAMPO Evaluation Report #382.
e. Insulation Board joints shall be 1/8 inch or less and closed on the exterior side using minimum 2-3/8 inch-wide fiberglass mesh tape.
f. Coordinate additional requirements for Insulation Board minimum nominal density and maximum Total Heat Contribution where wall assemblies requiring fire resistive construction and/or NFPA 285 fire testing compliance are required and in strict accordance with IAMPO Evaluation Report #382.

4. Paper Backing (by others): Type 1, Grade D, Style 2, asphalt saturated felt paper, complying with Federal Specification UUB790A. Coordinate use with Metal Plaster Base.

5. Metal Plaster Base (by others): Complying with ASTM C847, G60 galvanized coating complying with and installed in accordance with ASTM C1063 and IAMPO Evaluation Report #382. Provide with Paper Backing. Provide self-furring when attached direct to substrate. Select type based on specific project requirements.

(Note to Specifier: There are multiple Metal Plaster Base options. Select the [Metal Plaster Base] that applies to the project and Delete those that do not apply.)

a. **[Expanded Metal Lath]**: Diamond mesh, minimum 2.5 lbs./sq. yd. (1.4 kg/$m^{2)}$).]
b. **[Strip Mesh]**: Expanded metal lath, minimum 2.5 pounds per square foot; 2 inch wide by 24 inches long.]
c. **[Ribbed Metal Lath]**: Minimum 3/8” (10 mm).]
d. **[Welded Wire Lath]:** Minimum 16 gauge, with openings not exceeding 2 inch x 2 inch (51 mm x 51 mm) additionally complying with ASTM C 933.]
e. **[Woven Wire Lath]:** Minimum 17 gauge, with openings not exceeding 1-1/2 in x 1-1/2 in (38 mm x 38 mm) and complying with ASTM C 1032.]

6. Accessory Trim (by others): Casing Bead, Corner Bead, Control Joint or other trims as required formed from minimum 26-gauge G60 galvanized roll-formed sheet steel complying with ASTM C1063 and IAMPO Evaluation Report #382. Depth of accessories (grounds) shall be sized for the plaster thickness. Install in maximum lengths. Select type and style based on selected Metal Plaster Base and specific project requirements. Provide PVC complying with ASTM D1784 / D4216 or Zinc complying with ASTM B69 in corrosive environments.
   a. Corner Bead, Weep Screed: Minimum 2-5/8 inch expanded metal flanges, 3-1/4 inch for reinforced flanges.
   b. Control Joint: V or J profile, protected with plastic tape for removal after plastering.
   c. PVC Nose: Corner aid as specifically directed.

7. Fasteners (by others): Provide fasteners for Sheathing, Insulation Board, Metal Plaster Base and Accessory Trims which are corrosion resistant / galvanized, appropriate for underlying framing type and meet structural design requirements with proper size, type, style, length and penetration and complying with ASTM C1063 and IAMPO Evaluation Report #382.

8. Cement Plaster: A factory prepared, dry blended, fiber-reinforced, modified Portland cement when mixed with proper type and amount of water forms a stucco plaster paste.
   a. StucCoat One-Coat Base Coat – Sanded: A sanded blend mixed with clean potable water in accordance with IAMPO Evaluation Report #382 as supplied by Dryvit / Tremco CPG Inc.
   b. StucCoat One-Coat Base Coat – Sanded is packaged in 80 lb. (36.3 kg) bags.

(Note to Specifier: Delete Crack Isolation Membrane Option item 9. below if not required.)

9. Crack Isolation Membrane: Provide fiberglass mesh reinforced base coat lamina layer applied over minimum 7-day cured Plaster Material surface.
   a. Base Coat: Cementitious polymer-based material as manufactured by Dryvit / Tremco CPG Inc. and supplied by authorized distributor.
      1) Genesis®: A liquid polymer-based fiber reinforced base coat field mixed with Portland cement.
      2) Genesis® DM: A ready mixed dry blend cementitious, copolymer-based fiber reinforced base coat field mixed with water.

b. Reinforcing Mesh: Material approved and supplied by Dryvit / Tremco CPG authorized distributor.
   1) StucCoat Reinforcing Mesh: An open-weave, glass fiber fabric treated for compatibility with Crack Isolation Membrane Base Coat. Available in a 38" roll white color.

(Note to Specifier: Primer Coating is "Required" when Crack Isolation Membrane is deleted. Retain [Required] in item 9. below when Crack Isolation Membrane is not specified.)

10. Primer Coating: **[Required]**, A water-based, pigmented acrylic primer applied over fully cured reinforced crack isolation membrane base coat to improve adhesion and provide a more uniform appearance.
    a. Primer: Color Prime™ as manufactured by Dryvit / Tremco CPG Inc. and supplied by authorized distributor.

11. Textured Finish Coating:
    (Note to Specifier: Numerous finishes, specialty finish, performance enhancements, textures and coatings are available. Select those [Finish(es)] that apply and Delete those that do not – including texture where indicated.)

    a. **[StucCoat Textured Finish]**: Water-based, acrylic copolymer coating with integral color and texture.
       1) Available textures:
          a) Standard
          b) Fine
          c) Bold
          d) Lace
    b. **[DPR Finish]**: Water-based, acrylic coating with integral color and texture formulated with Dirt Pickup Resistance (DPR) chemistry.
       1) Available textures:
          a) Quarzputz® DPR
          b) Sandblast® DPR
          c) Freestyle® DPR
          d) Sandpebble® DPR
          e) Sandpebble® Fine
    c. **[Hydrophobic (HDP™) Finishes]**: 100% acrylic coating with integral color and texture formulated with hydrophobic water-repellant chemistry.
       1) Available textures:
          a) Quarzputz® HDP
          b) Sandblast® HDP
          c) Sandpebble® HDP
          d) Sandpebble® Fine HDP
          e) Lymestone™ HDP
    d. **[E-Finish]**: Lightweight, water-based acrylic coating with integral color and texture formulated with Dirt Pickup Resistance (DPR) chemistry.
       1) Available textures:
          a) Quarzputz® **E**
          b) Sandpebble® **E**
          c) Sandpebble Fine® **E**
    e. **[Weatherlastic Finishes]**: Elastomeric, water-based acrylic coating with integral color and texture formulated with Dirt Pickup Resistance (DPR) chemistry:
       1) Available textures:
          a) Weatherlastic® Quarzputz
          b) Weatherlastic® Sandpebble
          c) Weatherlastic® Sandpebble Fine
          d) Weatherlastic® Adobe
    f. **[Medallion Series Finishes]**: A water-based, acrylic coating with integral color and texture formulated with Proven Mildew Resistance (PMR™) chemistry:
       1) Available textures:
          a) Quarzputz® PMR
          b) Sandblast® PMR
          c) Freestyle® PMR

d) Sandpebble® PMR
e) Sandpebble® Fine PMR

12. **[Specialty Finishes and Veneers]**:
    a. Ameristone: Multi-colored quartz aggregate with a flamed granite appearance.
    b. Stone Mist®: A ceramic aggregate colored quartz aggregate.
    c. Custom Brick™: Acrylic polymer-based finish used in conjunction with a proprietary template system to create the look of stone, brick, slate, or tile.
    d. TerraNeo: Acrylic-based finish with large mica chips and multi-colored quartz aggregates.
    e. Lymestone: Premixed, acrylic-based finish designed to replicate the appearance of limestone blocks.
    f. Tibur Stone™: 100% acrylic-based finish with the appearance of Travertine Stone.
    j. Ferros™ Finish: A water based finish that replicates the look of rusting metal.

C. Joinery and Sealant:

(Note to Specifier: Where the additional 2-year StucCoat One-Coat System warranty extension for use of Tremco (Company) Silicone Joinery and Sealants is desired, retain [Required] below in section 2.03.C.1., Delete section 2.03.C.2. and Coordinate with Related Section 07 92 00.)

1. Silicone Sealant: **[Required]**
    a. Tremco Spectrem 1: An ultra-low modulus, high-performance, one-part, moisture-curing silicone joint sealant with physical properties making it an ideal sealant for sealing dynamic joints.
    b. Tremco Spectrem 3: A general-purpose, low-modulus, high performance, one-part, neutral-cure, non-staining, low dirt pickup, construction-grade silicone sealant.
    c. Tremco Spectrem 4-TS: A multi-component, neutral-curing, non-staining, low dirt pick up, low-modulus silicone sealant specially formulated for use in dynamically moving building joints. Spectrem 4-TS offers color flexibility with the opportunity to tint the material on site.
    d. Coordinate for custom sealant colors.
    e. Provide TREMprime Silicone Porous Primer as required by manufacturer.
    f. Provide closed cell backer rod or bond breaker.

2. Polyurethane Sealant: Coordinate for primer use as indicated.
    a. Tremco Dymonic FC: A one component hybrid polyurethane sealant. Provide TREMprime Silicone Porous Primer for porous surfaces and TREMprime Silicone Metal Primer for metals or plastics as required by manufacturer.
    b. Provide closed cell backer rod or bond breaker.

D. Jobsite Mixed Materials:

1. Portland Cement: For mixing with Base Coat, Type I or II, complying with ASTM C 150, white or gray in color, fresh and free of lumps:

2. Water: Clean, fresh, potable, and free of mineral or organic matter, which can affect plaster.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verification of Conditions

1. Verify that all materials selected and coordinated into the work shall comply with all applicable industry and ASTM standards; local building code and IAMPO Evaluation Report #382 requirements; respective manufacturer’s data sheets, specifications, details, and application instructions; and be in accordance with Contract Documents.

2. Verify that site conditions and supporting wall assembly are ready to receive work.

3. Verify supporting wall assembly has been designed and engineered to comply with Section 2.02.A.2 herein above.

4. Verify substrate is flat within 6.4 mm (1/4 in) in 3.0 m (10 ft).

5. Verify all metal roof flashing has been installed in accordance with Asphalt Roofing Manufacturers Association (ARMA) and Sheet Metal and Air Conditioning Contractors' National Association (SMACNA) Standards in a configuration and manner to properly divert water away from and/or flowing behind the Cement Plaster System and tie into air/water-resistive barrier surface.

6. Verify all metal accessory flashing by others have been installed in a configuration and manner to properly divert water away from or flowing behind the Cement Plaster System and tie into air/water-resistive barrier surface.

7. Verify substrate surface(s) to receive Air/Weather-Resistant Barrier and Accessory Materials and application surfaces to receive, Cement Plaster, Crack Isolation Membrane (as specified), Primer Coating (as required or as specified), and Textured Finish Coating are free of dust, loose particles, oil and other conditions that would affect the adhesion, installation or performance of Cement Plaster System individual layers.

8. Verify and coordinate for Continuous Insulation Board, as specified, to be properly integrated into the Cement Plaster System assembly.

9. Cement Plaster System Installation Contractor shall notify the general contractor, owner and/or architect of all discrepancies. Do not proceed until unsatisfactory conditions are resolved.

3.02 PREPARATION

A. Protect property and surfaces near and adjacent to the work from damage or disfiguration. Protect fixtures, frames, inserts, and other adjacent work from rusting, soiling, or clogging due to application of any step or coating layer of the Cement Plaster System.

3.03 INSTALLATION –AIR/WATER-RESISTIVE BARRIER, INSULATION BOARD, FLASHING, LATHING AND TRIM

A. Installation of all materials selected and coordinated into the work shall comply with all applicable industry and ASTM standards; local building code and IAMPO Evaluation Report #382 requirements; respective manufacturer’s data sheets, specifications, details, application instructions and in accordance with Contract Documents.

B. Air/Weather-Resistant Barrier (AWRB), Accessory Materials, Insulation Board as specified and Flashings by others

1. Install or coordinate with the proper install of Air/Weather-Resistant Barrier and Accessory Materials and as further specified in Related Section 07 27 26.
   a. Reference Documentation for selected Air/Water-Resistant Barrier and Accessory Materials can be found at www.dryvit.com and www.tremcosealants.com:
      1) Data Sheets
      2) Installation Instructions

2. Install or coordinate with the proper install for preparation and/or flashing of rough openings, doors, windows, louvers, decks, tie-in to AWRB for flashings by others and any other openings, penetrations and related components.

3. Install or coordinate with the proper install of Continuous Insulation Board, as specified, in type as selected or specified, with proper fastening and over Air / Weather-Resistant Barrier and Accessory Materials on solid backing.
   a. Coordinate and provide for additional Insulation Board requirements for wall assemblies requiring fire resistive construction and/or fire testing compliance.

4. Install or coordinate with the proper install of metal head flashing by others with end dams over all door, window and louver penetrations and tie into air/water-resistive barrier surface.

5. Install or coordinate with the proper install of all metal accessory and roof flashing by others in a configuration and manner to properly divert water away from or flowing behind the Cement Plaster System and tie into air/water-resistive barrier surface.

C. Accessory Trim and Metal Plaster Base

1. Install corresponding Accessory Trim(s) including corner beads, corner aids, control and expansion joints, casing beads, weep screeds, etc. of proper type, size and material with proper Fasteners that are properly positioned including gaps at edge terminations for sealants and fastened as required in accordance with ASTM C1063 for Metal Plaster Base as selected.
   a. Install casing beads as specified and where indicated on drawings or where plaster terminations are exposed. Align and butt ends. Install level, plumb, and true to line and secure firmly in place.
   b. Control and expansion joints shall be installed at all areas where movement may be anticipated such as: wall penetrations, structural plate lines, between dissimilar materials, at columns, and cantilevered areas. Cement Plaster System wall panel areas shall be designed to be no longer than 20ft without the use of a control joint and shall not exceed a 3:1 ratio.
   c. Control or expansion joints shall be specified by the designer, builder, or stucco manufacturer in that order. As a rule, stucco panels should be as square as possible and not more than 144 ft² as outlined in ASTM C1063.
   d. Install 3/8” horizontal and vertical control joints as specified and where located on drawings. Install over continuous lath. Vertical joints shall be continuous. Abut horizontal joints to vertical joints. Intersections and end-to-end terminations shall be embedded in sealant. Install level, plumb, and true to line to secure firmly in place.
   e. Fasten all Accessory Trims in strict accordance with ATM C1063. Attachment to gypsum Sheathing Panel is not permissible.

2. Install Metal Plaster Base as selected with proper Fasteners that are properly positioned and fastened into underlying framing required in accordance with ASTM C1063.
   a. Soffits shall require metal lath complying with ASTM C1063 and IAMPO Evaluation Report #382.

3.04 MIXING, APPLICATION AND CURING – CEMENT PLASTER

A. Mixing, Application and Curing of StucCoat One-Coat Base Coat – Sanded shall comply with all applicable industry standards and local building code requirements, respective manufacturer’s specifications, details, application instructions and be in strict accordance with ASTM C926 and IAMPO Evaluation Report #382 and Contract Documents.

B. Mixing

1. StucCoat One-Coat Base Coat – Sanded shall be prepared in a mechanical mixer using sufficient water to produce a workable consistency and uniform color. Mixer and blade shall be rust free.

2. Each bag of sanded bland product shall be mixed with no more than 1-1/2 gallons (5 L) of clean, potable water.
   a. Place 1.25 gallons (4.7 L) of water shall be added to the mixer before the addition of each bag of sanded blend product.
   b. With mixer running, add one (1) bag of–sanded blend product.
   c. Add the additional 0.25 gallon (0.3 L) as the sanded blend product is mixing.

3. Mixing time shall be two (2) to three (3) minutes per bag.

4. Care shall be taken when continuous batching, that each bag is allowed the minimum mixing time.

C. Coverage

1. For one-coat applications at minimum required 3/8” inch thickness will provide approximately 16.5 ft² (1.5 m²).

2. For two-coat applications at minimum required 7/8 inch thickness will provide approximately 9.4 ft². (0.9 m²).

D. Application

1. Each Plaster coat shall be applied by hand or machine pump to an entire wall or ceiling panel area without interruptions to avoid cold joints and abrupt changes in the uniform appearance of succeeding coats. Wet Plater shall abut set plater at naturally occurring interruptions in the plane of the plaster, such as corner angles, rustifications, opening, and control joints where possible.

2. For one-coat (brown coat) applications, properly mixed StucCoat One-Coat Base Coat – Sanded shall be applied to a 3/8 inch minimum thickness Plaster base coat without cold joints.
   a. The brown coat shall be applied with sufficient material and pressure to form full keys through and into Metal Plaster Base and be hard floated to promote densification of the coat.
   b. Cut brown coat through full depth with trowel at intersection of plastered walls and plastered soffit.
   c. Brown coat shall be moist cured for a minimum of 48 hours following application.
   d. Brown coat and/or Crack Isolation Membrane base coat surface shall be completely dry and cured for a minimum of 7 days and completely dry prior to application of Primer and Textured Finish Coatings.

3. For two-coat applications, apply properly mixed StucCoat One-Coat Base Coat – Sanded as a first coat (scratch coat) followed by a second coat (brown coat) layers to a combined 7/8 inch minimum thickness total Plaster base coat or as specified in ASTM C926 and without cold joints.
   a. The scratch coat shall be applied with sufficient material and pressure to form full keys through and into Metal Plaster Base as selected of sufficient thickness of material over the Metal Plaster Base to allow for scoring the surface.
   b. Cut scratch coat through full depth with trowel at intersection of plastered walls and plastered soffit. and be hard floated to promote densification of the coat.
   c. Once the scratch coat becomes firm, the entire surface shall be scored in one direction horizontally only.
   d. Scratch coat shall become sufficiently rigid to support the application of the brown coat without damage to the monolithic continuity of the scratch coat or its keys.
   e. Brown coat shall be applied with sufficient material and pressure to ensure tight contact with the scratch coat and to bring the combined thickness of the Plaster base to a nominal thickness shown in Table
   f. Brown coat shall be brought to a true, even plane with a rod or straightedge, filling surface defects in plane with brown coat. Dry rodding the surface of the brown coat shall be permitted.
   g. Brown coat surface shall be floated uniformly to promote densification of the coat and to provide a surface receptive to bonding of the Primer and Textured Finish Coatings.

D. Curing

1. StucCoat One-Coat Base Coat – Sanded must be hydrated for the first 48 hours after application to ensure proper curing. Environmental conditions will determine the schedule and volume of hydration. Hot, windy, or dry conditions may dictate curing for an extended period.

2. Sufficient time between coats shall be allowed to permit each coat to cure or develop enough rigidity to resist cracking or other physical damage when the next coat is applied

3.05 APPLICATION –CRACK ISOLATION MEMBRANE, PRIMER, AND TEXTURED FINISH

A. Application of Crack Isolation Membrane, Primer Coating and Textured Finish Coating as specified, selected, and coordinated into the work shall be mixed and installed in strict accordance with manufacturer’s data sheets, specifications, details for the respective products as they apply and Contract Documents.

1. Reference Documentation for Crack Isolation Membrane and Primer Coating found at www.dryvit.com:

a. StucCoat Crack Isolation Membrane Data Sheet – DS1015
b. Color Prime Data Sheet – DS410
c. StucCoat One-Coat System Details – DS989
g. Applicable Sections of Dryvit Outsulation Plus MD EIF System Application Instructions – DS901 for Reinforced Base Coat, Primer Coating and Textured Finish Coating

3.06 APPLICATION – SEALANTS

A. Application of Joinery and Sealants as specified, selected, and coordinated into the work shall be installed in strict accordance with manufacturer's data sheets, specifications, application instructions for the respective products as they apply and Contract Documents.

B. Sealant Joints: Joints formed where the Cement Plaster System abuts dissimilar materials such as at windows, doors, and other penetrations shall be properly sealed with closed cell backer rod and sealant to prevent water from penetrating behind the Cement Plaster System.

1. Reference Documentation for Joinery and Sealants found at www.tremcosealants.com.
   a. Data Sheet
   b. Specifications
   c. Application Instructions

3.07 SITE QUALITY CONTROL

A. Cement Plaster System products and components manufacturers assume no responsibility for on-site inspections or application workmanship of its products.

B. Cement Plaster System sub-contractor(s), if requested, shall certify in writing the quality of work performed relative to the Cement Plaster Systems products, components, details, installation procedures, and as to the specific products used.

C. Insulation Board supplier, if requested, shall certify in writing that the Insulation Board meets the Cement Plaster System manufacturer's specifications.

D. The Joinery and Sealant contractor, if requested, shall certify in writing that the Joinery and Sealant application is in accordance with the Joinery and Sealant and the Cement Plaster System manufacturer's recommendations.

3.05 CLEANING

A. Remove all excess Cement Plaster System packaging, etc. from the job site by the contractor in accordance with contract provisions and as required by applicable law.

B. Leave all surrounding areas, where the Cement Plaster System has been applied, free of debris and foreign substances resulting from the contractor's work.

END OF SECTION 09 24 23

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3735 Green Road
Beachwood, OH 44122
800-556-7752
www.dryvit.com

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee Report

DATE: 4/26/2023

HDRC Case #: 2023-099

Address: 327 E Kings Hwy

Meeting Location: WebEx

APPLICANT: Raul Saldivar

DRC Members present: Jeffrey Fetzer, Roland Mazuca, Monica Savino

Staff Present: Rachel Rettaliata

Others present: Rick Wilson

REQUEST: Construction of one 2-story, single-family structure and one 1-story detached garage at 327 E Kings Hwy.

COMMENTS/CONCERNS:

Raul – We updated the average setback from the curb. Average setback is 24' feet from the curb and we are at 26' from the curb itself. We added landscaping that is reflective of the area. We updated the exterior cladding materials. We updated a limestone edge product that is more earthy. We changed the design of the garage door, it is no longer all glass. The windows are aluminum-clad windows and there is a detail showing the exterior of the windows, similar to windows in the histori district. We added more awning and casement windows on the project itself. The front door will be a divided lite panels clad with a walnut finish. On the elevations, we substituted the metal posts for wood posts and we stuccoed the header on the balcony. The window next to the front door is a casement with an awning window. The door width is reduced and we incorporated a transom window. We added more operable windows on the side. We have a 3-foot foundation height at the grade and

we are within the height averages for the neighborhood. The garage shed roof was changed as well.

JF: Can you maintain the treeline at the rear, or can you mitigate those? Could you add additional rear notes to indicate the landscaping for the remainder of the structure.
RS: The total lot coverage is 34%.
AMG: What did you find in the neighborhood to make you chose that garage door? Is there a way that you can pick a garage door that has windows at the top as opposed to the side door?
RS: We can discuss that with the client.
AMG: We are trying to respect the historic district.
RS: Instead of the scored stucco at the front, it is now a flat stucco finish.
MS: Can some of us get clarification on the window modifications?
RS: Door reduction, operable windows.
MS: I look for the ratio of window relative to wall space. Your front elevation has a high ratio of window-to-wall space. Can you explain that?
RS: The clients want to have visibility in the staircase tower and they want to accessibility for the second story. The width of the house is smaller than some of the other properties in the neighborhood.
AMG: I think we are looking for justification for the design. Are there elements in the neighborhood that can justify the design.
JF: On Google Earth, there are some fairly large 2-story structures nearby, like 303 E Kings, which may be multi-family. I would recommend looking at those to see what kind of window-to-wall ratios they have to compare.
AMG: I think that the first floor and second floor are not talking to each other.
RS: We can make an adjustment to the upper sliding doors to work on the symmetry.
RS: On the rear elevation you have the bathroom and the vanity, so that is the area with no windows.
RS: What I can do I guess is try to align the upstairs door with the sliding door downstairs.
MS: There are 2 smaller hip roofs on the east side, it looks like those are projections. Is there a reason why we don't have any windows on the second floor or on the first floor?
RS: The first floor we have a walk-in closet, the downstairs is a guest bathroom. I can put a transom on both those areas.
MS: I think they need fenestration of some sort to fill in the void in the large expanse of stucco, how that happens is your decision. But I do think it needs something. I'm not a fan of the higher clerestory windows, and it would be preferential to put a real window in. The large stucco expanses look odd.

AMG: Transom windows are not usually found in historic districts. Usually, what we will suggest will be smaller one-over-one windows or square windows. Eliminating some of these transoms on the side elevations will be helpful.
RS: I just want to make sure that when we come next that there are no new issues that arise.
JF: On the right side and left side, you have smaller square and longer windows, you may want to look at minimizing the variety of sizes in windows. As you study that, something to consider.

OVERALL COMMENTS: